CITY OF MORGAN HILL

Regular Meeting Agenda

Planning Commission

JOSEPH MUELLER	-	*CHAIR*
WAYNE TANDA	-	*VICE-CHAIR*
LIAM DOWNEY	-	*PLANNING COMMISSIONER*
MOHAMMAD HABIB	-	*PLANNING COMMISSIONER*
PAUL LAKE	-	*PLANNING COMMISSIONER*
MALISHA KUMAR	-	*PLANNING COMMISSIONER*
JAMES WILSON		*PLANNING COMMISSIONER*

Tuesday, September 13, 2022 7:00 PM

Virtual Meeting

VIRTUAL MEETING GUIDELINES AND PUBLIC COMMENT

In accordance with Executive Order N-25-20 and guidance from the California Department of Public Health on gatherings, remote public participation is allowed. Physical meetings will not be in the City Council Chamber until further notice.
Planning Commission meetings will be live streamed on Channel 17, on the City's website and on the City's Facebook page. Those members of the community that would like to participate in the meetings remotely may do so by join the virtual meeting at:
https://bit.ly/PlanningCommissionMtg or by calling in to: (669) 900-9128, then enter the webinar ID#: 862 0324 6251.
Public comment may be provided in the following ways:

- Join the virtual Planning Commission meeting via the link above, when public comment is opened, raise your virtual hand and be called upon to speak for up to 3 minutes
- Join the virtual meeting by calling in to the number above, dial *9 to raise your hand and *6 when called upon to speak for up to 3 minutes
- Send public comments in writing to the Minutes Clerk at pcpubliccomment@morganhill.ca.gov

* Please note that comments made on Facebook are not considered public comment.

CALL TO ORDER

ROLL CALL ATTENDANCE

DECLARATION Of POSTING

Pursuant to Government Code Section 54954.2

PLEDGE OF ALLEGIANCE

PUBLIC COMMENT

Members of the public are entitled to address the Planning Commission concerning any item within the Morgan Hill Planning Commission's subject matter jurisdiction. Public comments are limited to no more than three minutes. Except for certain specific exceptions, the Commission is prohibited from discussing or taking action on any item not appearing on the posted agenda. (See additional noticing at the end of this agenda)

ORDERS OF THE DAY

PUBLIC HEARINGS

1. **PRELIMINARY REVIEW (SR2022-0012): JARVIS/EVERGREEN VILLAGE – LENNAR HOMES: PRELIMINARY PLAN REVIEW FOR GENERAL PLAN AND ZONING AMENDMENTS. THE GENERAL PLAN LAND USE WOULD BE CHANGED FROM COMMERCIAL TO MIXED USE FLEX, AND ZONING FROM GENERAL COMMERCIAL (CG) TO MIXED USE FLEX (MU-F), WITH REMOVAL OF THE PLANNED DEVELOPMENT COMBINING DISTRICT. THE AMENDMENTS ARE NECESSARY TO ALLOW FOR THE DEVELOPMENT OF A 125-UNIT TOWNHOME STYLE CONDOMINIUM DEVELOPMENT. THIS ITEM IS A PRELIMINARY REVIEW FOR INPUT ONLY. NO ACTION WILL BE TAKEN ON THIS ITEM.**

   Recommendation:

   1. Open and close public hearing; and
   2. Planning Commission to provide preliminary input on the proposed General Plan Amendment and Zoning Amendment. This is a Preliminary Plan Review application. No action will be taken on the project as this is advisory only.

2. **SD2021-0004/SR2021-0014/EA2021-0012: MONTEREY – KERLEY (DENOVA HOMES): SINGLE-LOT VESTING TENTATIVE MAP FOR CONDOMINIUM**

PURPOSES AND DESIGN PERMIT FOR A RESIDENTIAL CONDOMINIUM DEVELOPMENT, COMPRISED OF 93 UNITS. THE PROPERTY, IDENTIFIED BY ASSESSOR PARCEL NUMBER 726-42-001 AND -002 IS LOCATED WEST OF THE MONTEREY ROAD/BURNETT AVENUE INTERSECTION, THE FAMILY RV SITE (FARV MONTEREY, LLC, OWNER). CEQA: EXEMPT PURSUANT TO CEQA GUIDELINES SECTION 15332 (IN-FILL).

Recommendation:

1. Open/close the public hearing; and,
2. Adopt a Resolution approving a single-lot Vesting Tentative Map and Design Permit.

DIRECTOR'S REPORT/ANNOUNCEMENTS

ADJOURNMENT

NOTICE

Any documents produced by the City and distributed to the majority of the Planning Commission less than 72 hours prior to an open meeting, will be made available for public inspection at the front counter at City Hall located at 17575 Peak Avenue, Morgan Hill, CA, 95037 and at the Morgan Hill Public Library located at 660 West Main Avenue, Morgan Hill, California, 95037 during normal business hours. (Pursuant to Government Code 54957.5)

PUBLIC COMMENT

Members of the Public are entitled to directly address the Planning Commission concerning any item that is described in the notice of this meeting, before or during consideration of that item. If you wish to address the Planning Commission on any issue that is on this agenda, please complete a speaker request card located in the foyer of the Council Chambers and deliver it to the Minutes Clerk prior to discussion of the item. You are not required to give your name on the speaker card in order to speak to the Planning Commission, but it is very helpful. When you are called, proceed to the podium and the Chair will recognize you. If you wish to address the Planning Commission on any other item of interest to the public, you may do so during the public comment portion of the meeting following the same procedure described above. Please limit your comments to three (3) minutes or less.

Please submit written correspondence to the Minutes Clerk, who will distribute correspondence to the Planning Commission.

Persons interested in proposing an item for the Planning Commission agenda should contact a member of the Commission who may plan an item on the agenda for a future Commission meeting. Should your comments require Planning's action, your request may be placed on the next appropriate agenda. Planning Commission discussion or action may not be taken until your item appears on an agenda. This procedure is in compliance with the California Public Meeting Law (Brown Act) Government Code §54950.

City Council Policies and Procedures (CP 03-01) outlines the procedure for the conduct of public hearings. Notice is given, pursuant to Government Code Section 65009, that any challenge of Public Hearing Agenda items in court, may be limited to raising only those issues raised by you or on your behalf at the Public Hearing described in this notice, or in written correspondence delivered to the Commission at, or prior to the Public Hearing on these matters.

The time within which judicial review must be sought of the action by the Commission, which acted upon any matter appearing on this agenda is governed by the provisions of Section 1094.6 of the California Code of Civil Procedure.

For a copy of Commission Policies and Procedures CP 97-01, please contact the City Clerk's office (408) 779-7259, (408) 779-3117 (fax) or by email cityclerk@morganhill.ca.gov.

AMERICANS WITH DISABILITIES ACT (ADA)

In compliance with the Americans with Disabilities Act, if you are a disabled person and you need a disability-related modification or accommodation to participate in this meeting, please contact the City Clerk's Office at (408)779-7259, (408)779-3117 (fax) or by email cityclerk@morganhill.ca.gov. Requests must be made as early as possible and at least two-full business days before the start of the meeting.

CITY OF MORGAN HILL

PLANNING COMMISSION STAFF REPORT
MEETING DATE: September 13, 2022

PREPARED BY:
Tiffany Brown, Associate Planner
APPROVED BY: Jennifer Carmen

PRELIMINARY REVIEW (SR2022-0012): JARVIS/EVERGREEN VILLAGE – LENNAR HOMES: PRELIMINARY PLAN REVIEW FOR GENERAL PLAN AND ZONING AMENDMENTS. THE GENERAL PLAN LAND USE WOULD BE CHANGED FROM COMMERCIAL TO MIXED USE FLEX, AND ZONING FROM GENERAL COMMERCIAL (CG) TO MIXED USE FLEX (MU-F), WITH REMOVAL OF THE PLANNED DEVELOPMENT COMBINING DISTRICT. THE AMENDMENTS ARE NECESSARY TO ALLOW FOR THE DEVELOPMENT OF A 125-UNIT TOWNHOME STYLE CONDOMINIUM DEVELOPMENT. THIS ITEM IS A PRELIMINARY REVIEW FOR INPUT ONLY. NO ACTION WILL BE TAKEN ON THIS ITEM.

RECOMMENDATION(S)

1. Open and close public hearing; and
2. Planning Commission to provide preliminary input on the proposed General Plan Amendment and Zoning Amendment. This is a Preliminary Plan Review application. No action will be taken on the project as this is advisory only.

LOCATION MAP/PROJECT INFORMATION:

1.	Location:	South of Cochrane Boulevard, between Butterfield Boulevard and Sutter Boulevard, and bound to the south by Jarvis Drive. (APN's 726-580-007, 008, 009, 010, 011)
2.	Site Area:	6.6-Acres
3.	General	Commercial

	Plan:	
4.	Zoning:	General Commercial - Planned Development (The Evergreen Villages Master Plan PD)

BACKGROUND:

The project site was previously part of the Morgan Hill Ranch Planned Unit Development. On August 8, 2014, the City Council adopted Ordinance No. 2109, N.S. amending the Morgan Hill Ranch PUD to include a Precise Development Plan, now known as a Master Plan for the approximate 20.43-acre site named The Villages (ZA-13-12). The Master Plan included site development standards and a list of permitted and conditional uses for the site.

On April 10, 2018, the Planning Commission conducted a Preliminary Plan Review for the approximate 20.43-acre site to review conceptual changes to the approved Master Plan. On July 24, 2018, the Planning Commission considered an amendment to the Master Plan and Tentative Subdivision Map (AAE2017-0034, AAE2017-35), recommending City Council approval. The City Council approved the amendments on September 5, 2018. The project is now known as Evergreen Village. Administrative Design Permits have been processed for: 1) the on and offsite improvements, 2) the Starbucks building, 3) the 711 Gas Station with Car Wash, 4) the Artis Senior Care Facility, 5) Taco Bell, and the Hotel.

This Preliminary Application encompasses the southwest quadrant of The Evergreen Villages Master Plan. The project site is an approximately 6.6-acre site approved for: a 22,000-square-foot market, a 6,000-square-foot shop, a 10,000-square-foot tire shop, a 14,000-square-foot office building, and a 35,000-square-foot Medical Office building. The Evergreen Village PD Master Plan has been provided (Attachment 1).

PROJECT DESCRIPTION:

This is a preliminary review for General Plan and Zoning amendments. The applicant, Lennar Homes of California, LLC, is proposing to remove the subject parcels from the Evergreen Villages PD Master Plan and PD Overlay and amend the General Plan land use designation from Commercial to Mixed Use Flex (7-24 dwelling units/acre) and change the zoning from CG/PD to MU-F. By amending the land use and zoning, the applicant would have the ability to develop the site with uses allowed within the MU-F zone district. The concept plan provided proposes a 125-unit residential project, with a 15,000 square foot park space. The proposal includes five, six, and eight plex townhome-style condominiums with four different floorplans that range from 1,320 square feet to 2,109 square feet with decks and patios. The project will be required to adhere to the City's Inclusionary Housing Ordinance. The applicant has submitted a project narrative and conceptual site plan with architectural drawings for review (Attachments 2 and 3).

Site Description

The approximate 6.6-acre site is located on the northeast corner of Butterfield Boulevard and Jarvis Drive. The site is currently undeveloped with site access improvements and sidewalks around the site's perimeter in compliance with the PD Master Plan.

Surrounding Uses

	General Plan Land Use	Zoning	Existing Use
North	Commercial	Commercial, The Evergreen	Undeveloped land

		Villages PD	
South	Industrial	Light Industrial, PUD The Village	Toray Advanced Composites
East	Commercial	General Commercial, PD The Evergreen Villages	Undeveloped - entitlements for a 33,397 sq.ft. assisted living facility
West	Residential Attached Medium	Residential Attached Medium	Attached Residential Homes

PROJECT ANALYSIS AND FINDINGS:
POLICY CONSIDERATIONS
1. Does the proposed General Plan Land Use Designation Amendment meet the letter and intent of the General Plan goals and policies for this location?
2. Can the findings for approval of a Zoning Map Amendment be made?
   a. The proposed amendment is consistent with the General Plan and any applicable specific plan.
   b. The proposed amendment will not be detrimental to the public interest, health, safety, convenience, or welfare of the City.
   c. The affected site is physically suitable in terms of design, location, shape, size, and other characteristics to ensure that the permitted land uses and development will comply with the zoning code and general plan, and contribute to the health, safety, and welfare of the property, surrounding properties, and the community at large.

ANALYSIS
The proposed project was analyzed with respect to conformance with 1) Morgan Hill 2035 General Plan and 2) Zoning Ordinance.

1. **General Plan**
The current land use designation for the property is Commercial (C). Surrounding land use designations include Commercial to the north and east, Industrial to the south, and Residential Attached Medium to the west across Butterfield Boulevard. The General Plan has identified Butterfield Boulevard as an arterial road. As provided within the General Plan, the intent is to have non-residential uses along arterial roadways west of Highway 101 and along the eastern freeway frontage. Intended uses include a wide range of retail businesses, administrative and executive office uses and professional services.

The project proposes an amendment to convert the commercial land use designation to Mixed Use Flex. The Mixed Use Flex designation is a designation that has primarily been applied to properties along the Monterey corridor north and south of downtown as a transition land use designation. The land use designation allows for a mixture of uses including residential, commercial, and office space presented either vertically throughout a building or horizontally within the site. While there is no minimum square footage of commercial required when developing within the Mixed Use Flex land use designation, the General Plan discusses reviewing projects that include residential to present how the residential portion connects with surrounding commercial.

The Mixed Use Flex land use designation allows between 7 to 24 units per acre with a maximum of

0.5 Floor Area Ratio (FAR). The conceptual plan for 125 units meets the density maximum, yielding 21units to the acre. The FAR was not calculated as part of the conceptual plan but will need to be calculated as part of the final General Plan Amendment (GPA) submittal demonstrating compliance with the 0.5 FAR standard.

The General Plan's Economic Development Element promotes the economic well-being of local residents and businesses by establishing policy guidance to help diversify the local economy with a broad range of business types across industry sectors and increase the quality and quantity of job opportunities for local residents. To support these goals, the City aims to develop a robust mix of land uses that will support the City's fiscal sustainability, decrease the need for local residents to commute, create a thriving downtown that remains a focal point of community life, and enhance Morgan Hill's appeal as a tourist destination. The proposed project would convert commercial land for residential purposes, contrary to the City's policies to preserve commercial lands. Specifically, the proposed conversion runs contrary to the City's General Plan, Policy ED-3.2 - Employment Land Supply: Preserve the City's supply of industrial and commercial lands to support the City's goals and policies related to economic development and job-housing balance.

While The Evergreen Village may experience some challenges with retail development due to the disruptions of the COVID-19 pandemic, the City is experiencing unprecedented growth in both the areas of new housing unit production and industrial land development. At this time, the City should continue to protect the lands zoned for Commercial and Industrial in order to protect those lands for future employment and revenue generation; and if Commercial lands are deemed not viable for development, then they should be considered for conversion to Industrial. For more details please see Attachment 4.

2. **Zoning Ordinance**

The project proposes to amend the zoning from General Commercial-PD to MU-F. The proposed residential project is a permitted use within the MU-F zoning designation, with a Conditional Use Permit (CUP); however, SB330 and other recent legislation allows housing without a CUP. The table below summarizes the conceptual plan consistency with the proposed MU-F zoning standards.

Table 1-Development Standards

Development Standard	Requirement	Proposed	Consisten
Density	Between 7 and 24 du/ac	21 du/ac	Yes
Building Coverage Max	50%	42%	Yes
FAR	0.5	Not Provided	Will have t
Height Max	35-feet or 45-feet with a minimum of 10-feet devoted to a roof element	Not Porvided	Will have t
Front Yard Setback	Superseded by Butterfield Setback Requirement	-	-
Interior Side Yard Setback	5	12	Yes
Street Side Yard Setback	10	12-20	Yes

Arterial Setback from Butterfield	30	30	Yes
Rear Yard Setback	20	20	Yes
Parking	Studio/one bedroom = 1 covered and .5 uncovered Two Bedroom = 1 covered and 1 uncovered Three Bedroom = 1 covered and 1.5 uncovered	125 units 250 covered (2-car garages in each unit) 63 uncovered 313 Total	Yes

CONCLUSION:

Staff recommends the Planning Commission provide feedback regarding the Preliminary Development Plan. Input is not a recommendation for approval or denial of the project. At this point in the project review, any comments to the applicant are advisory only and shall not be binding on either the applicant or the City. If the applicant chooses to move forward through the entitlement process, the next steps will include a General Plan Amendment, Zoning Amendment, and Tentative Subdivision Map to achieve the separation from the existing PD and desired land use changes. A Design Permit will be required prior to final map and building permits.

CEQA (California Environmental Quality Act):

The Preliminary Review application is not subject to CEQA, as there will be no action taken as this is an information item only. A future development application will require further environmental review. This Conceptual plan meeting is intended to assist the developer in the refinement of final project proposals to be submitted for formal processing.

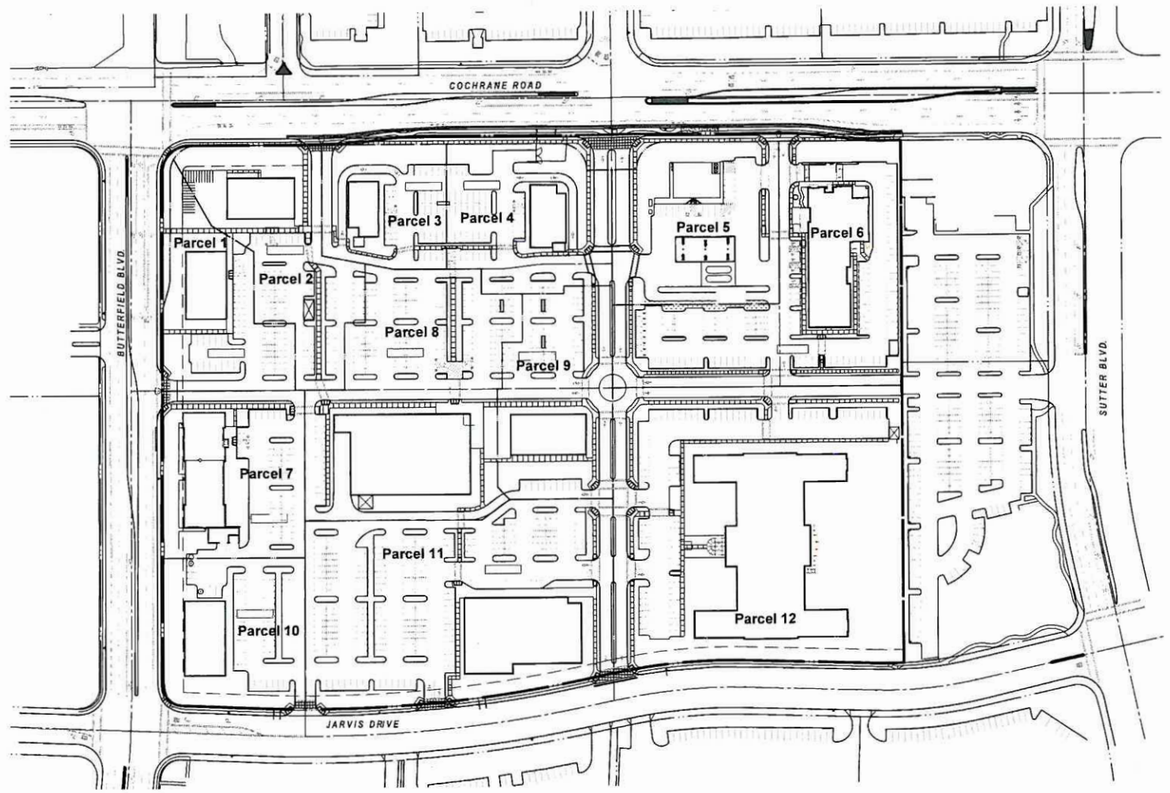
COMMUNITY ENGAGEMENT:

A project webpage was created on the Morgan Hill website. The preliminary application date and time of this meeting were publicly noticed (mailed to property owners within 300 feet of the project site and newspaper legal notice) for the minimum 10-day period pursuant to the Planning Division requirement.

ATTACHMENTS:

1. The Evergreen Villages Master Plan Planned Development
2. Project Narrative
3. Conceptual Plans
4. Evergreen Village Economic Development Comments

AMENDED TENTATIVE MAP
EVERGREEN VILLAGE
COMMERCIAL DEVELOPMENT
CITY OF MORGAN HILL, SANTA CLARA, CALIFORNIA
SUBDIVISION NO.
ORDINANCE NO.



BENCH MARK

TOP OF WALK 5' EAST OF SOUTHWEST CORNER OF BRIDGE NO. 37-341 AT COCHRANE ROAD AND SOUTH VALLEY FREEWAY (ESTABLISHED BY NOLTE AND ASSOCIATES) FEMA (FIRM) BM# BM3, ELEVATION 377.58' NGVD 29

NOTES:

ASSESSOR'S PARCEL NO.	726-25-035 & 726-32-021
PRESENT USE	VACANT
PROPOSED USE	COMMERCIAL
PRESENT ZONING	PUD - PLANNED UNIT DEVELOPMENTDISTRICT
PROPOSED ZONING	PUD - PLANNED UNIT DEVELOPMENTDISTRICT
SANITARY SEWER	CITY OF MORGAN HILL
GAS and ELECTRIC	P.G. and E.
WATER	CITY OF MORGAN HILL
TELEPHONE	VERIZON
TOTAL ACERAGE	20.43 ACRES

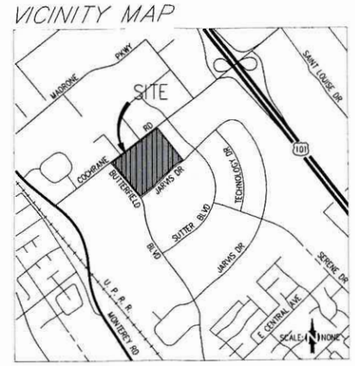
OWNER'S REPRESENTATIVE

EVERGREEN
DEVELOPMENT SERVICES
2390 EAST CAMELBACK ROAD, SUITE 410
PHOENIX, ARIZONA 85016

ENGINEER

MH ENGINEERING
16075 VINEYARD BLVD.
MORGAN HILL, CA 95037
(408) 779-7381

VICINITY MAP



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SHEET INDEX

1. COVER SHEET
A-1.1 PROPOSED SITE PLAN
2. TENTATIVE MAP
3. STREET SECTIONS
4. PRELIMINARY GRADING PLAN
5. PRELIMINARY GRADING PLAN
6. PRELIMINARY GRADING PLAN
7. PRELIMINARY GRADING PLAN
8. GRADING CROSS SECTIONS

DEVELOPMENT SERVICES
JUN 20 2018
CITY OF MORGAN HILL

FOR PLANCHECK ONLY
REGISTERED PROFESSIONAL ENGINEER WILLIAM J. McCLINTOCK No 24893 EXP. 12-31-2019 STATE OF CALIFORNIA
FOR PLANCHECK ONLY

MH engineering Co.
16075 Vineyard Boulevard Morgan Hill, CA. 95037

Amended Tentative Map
Evergreen Village

DATE 6/18
SCALE 1"=100'
DRAWN BY RS
CHECKED BY WJM
JOB NO. 214096
SHEET 1 OF 8

JOHNSON LYMAN ARCHITECTS

1370 LOCUST ST #102 WALNUT CREEK, CA 94596
PHONE: 925.930.8690 FAX: 925.930.9039
WEB PAGE: WWW.JOHNSONLYMAN.COM
EMAIL: STAFF@JOHNSONLYMAN.COM

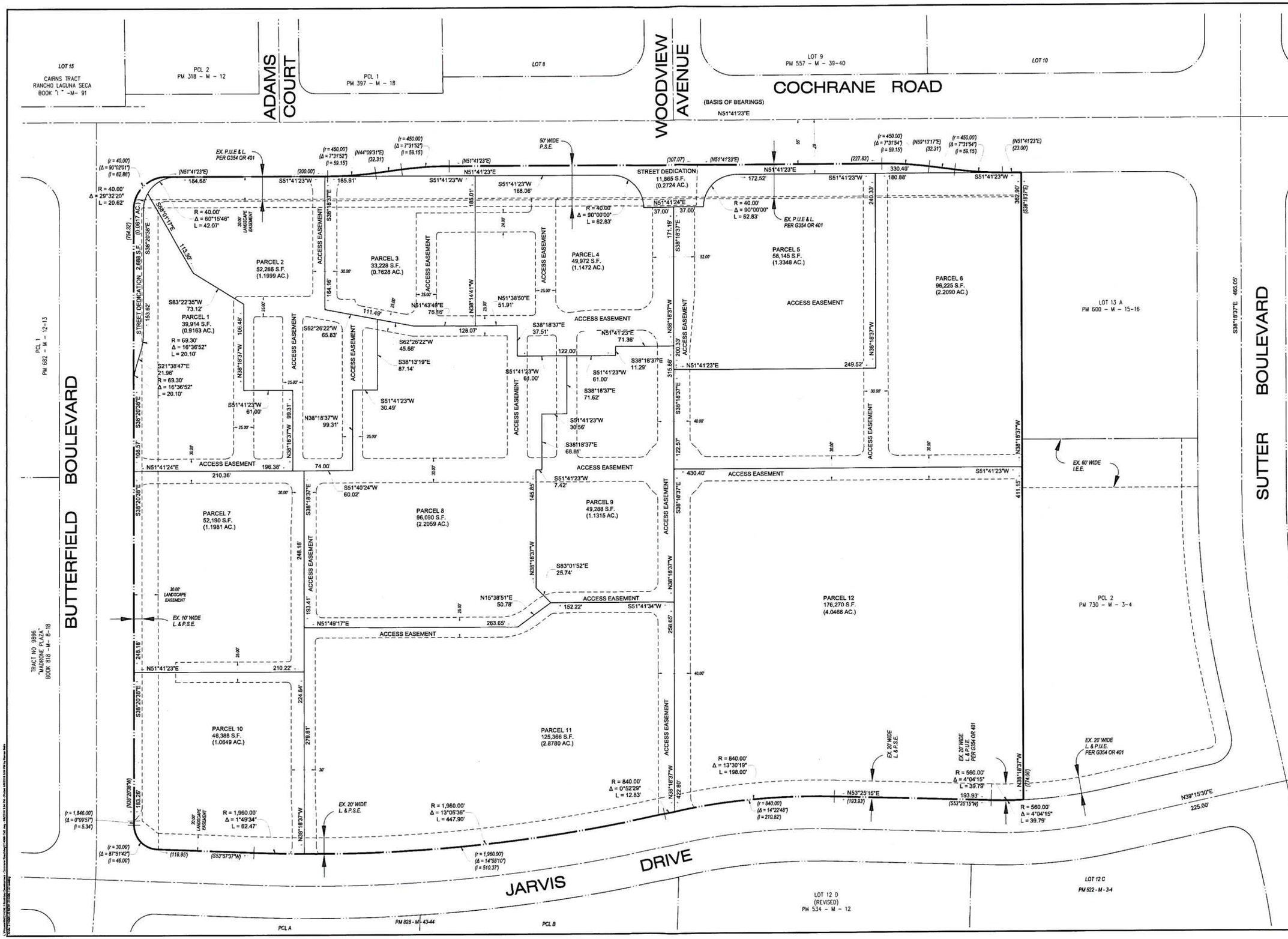
Evergreen Village

Morgan Hill California

Proposed Site Plan

A-1.1

6-14-18



FOR PLANCHECK ONLY

REGISTERED PROFESSIONAL ENGINEER WILLIAM J. MEDLINBROOK No. 24893 EXP. 12-31-2019 STATE OF CALIFORNIA

FOR PLANCHECK ONLY

signature must be present upon approval

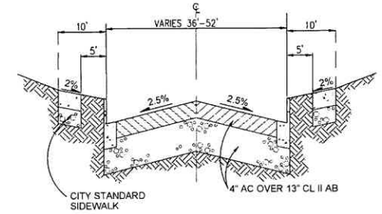
MH engineering Co.
16075 Vineyard Boulevard
Morgan Hill, CA 95037

Amended Tentative Map
Evergreen Village

DATE: 6/18
SCALE: 1"=50'
DRAWN BY: RS
CHECKED BY: WJM

JOB NO. 214096

SHEET 2 OF 8



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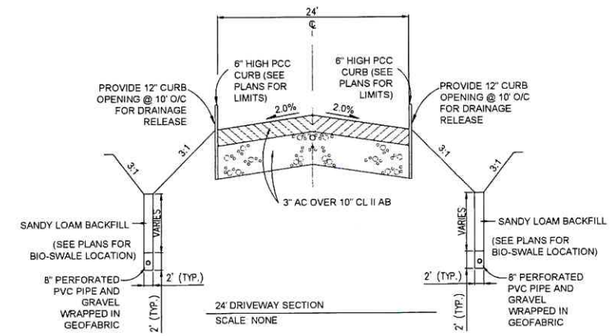

24' DRIVEWAY SECTION

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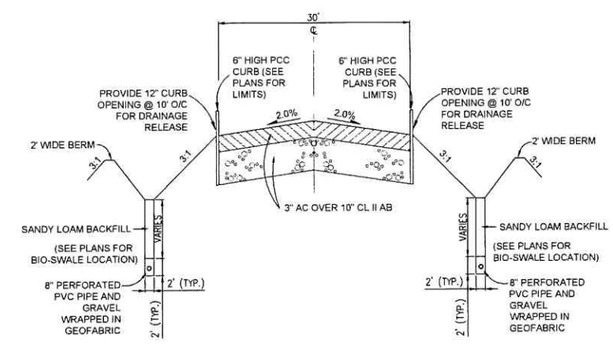

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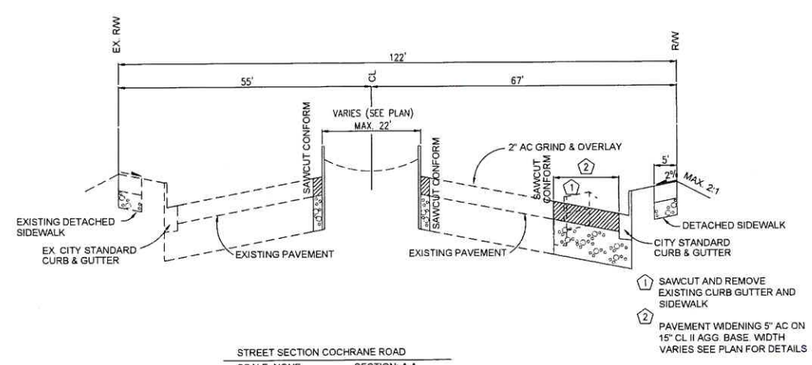

STREET SECTION COCHRANE ROAD

SCALE: NONE SECTION: A-A

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REGISTERED PROFESSIONAL ENGINEER WILLIAM J. MCDONNOCK No. 24893 EXP. 12-31-2019 STATE OF CALIFORNIA

FOR PLANCHECK ONLY

MH engineering Co.

16075 Vineyard Boulevard Morgan Hill, CA 95037

Amended Tentative Map

Evergreen Village

DATE: 8/18

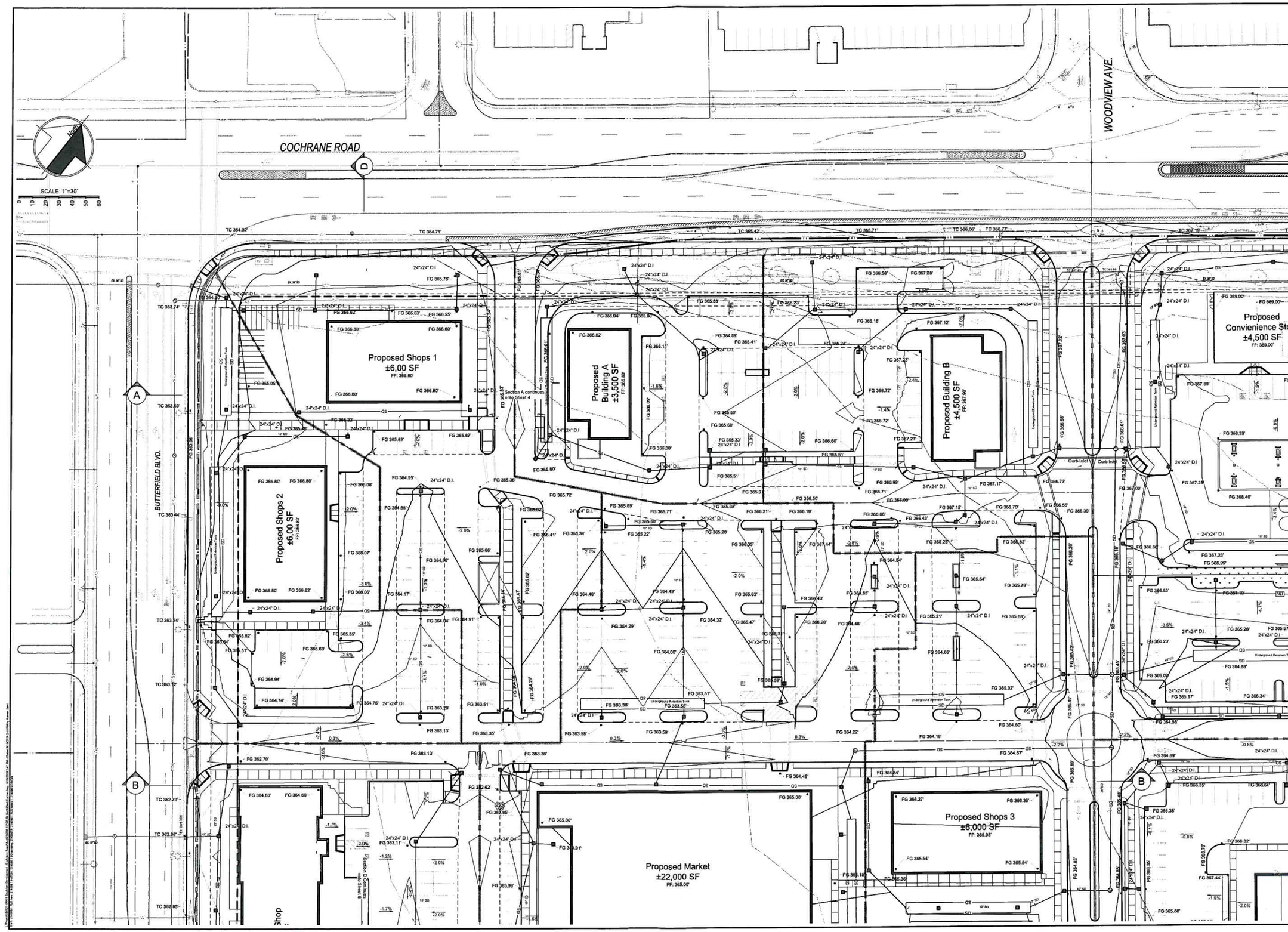
SCALE: None

DRAWN BY: RS

CHECKED BY: WJM

JOB NO. 214096

SHEET 3 OF 8



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REGISTERED PROFESSIONAL ENGINEER
WILLIAM J. MCCLINTOCK
No 24893
EXP 12-31-2019
STATE OF CALIFORNIA

FOR PLANCHECK ONLY

MH engineering Co.
16075 Vineyard Boulevard
Morgan Hill, CA 95037

Preliminary Grading Plan
Evergreen Village

DATE: 3/18
SCALE: 1" = 30'
DRAWN BY: KW
CHECKED BY: WJM
JOB NO 214096.1
SHEET 4 OF 8

FOR PLANCHECK ONLY

REGISTERED PROFESSIONAL ENGINEER WILLIAM J. McCLINTOCK No 24893 EXP 12-31-2019 STATE OF CALIFORNIA

FOR PLANCHECK ONLY

MH engineering Co.
16075 Vineyard Boulevard
Morgan Hill, CA 95037

Preliminary Grading Plan
Evergreen Village

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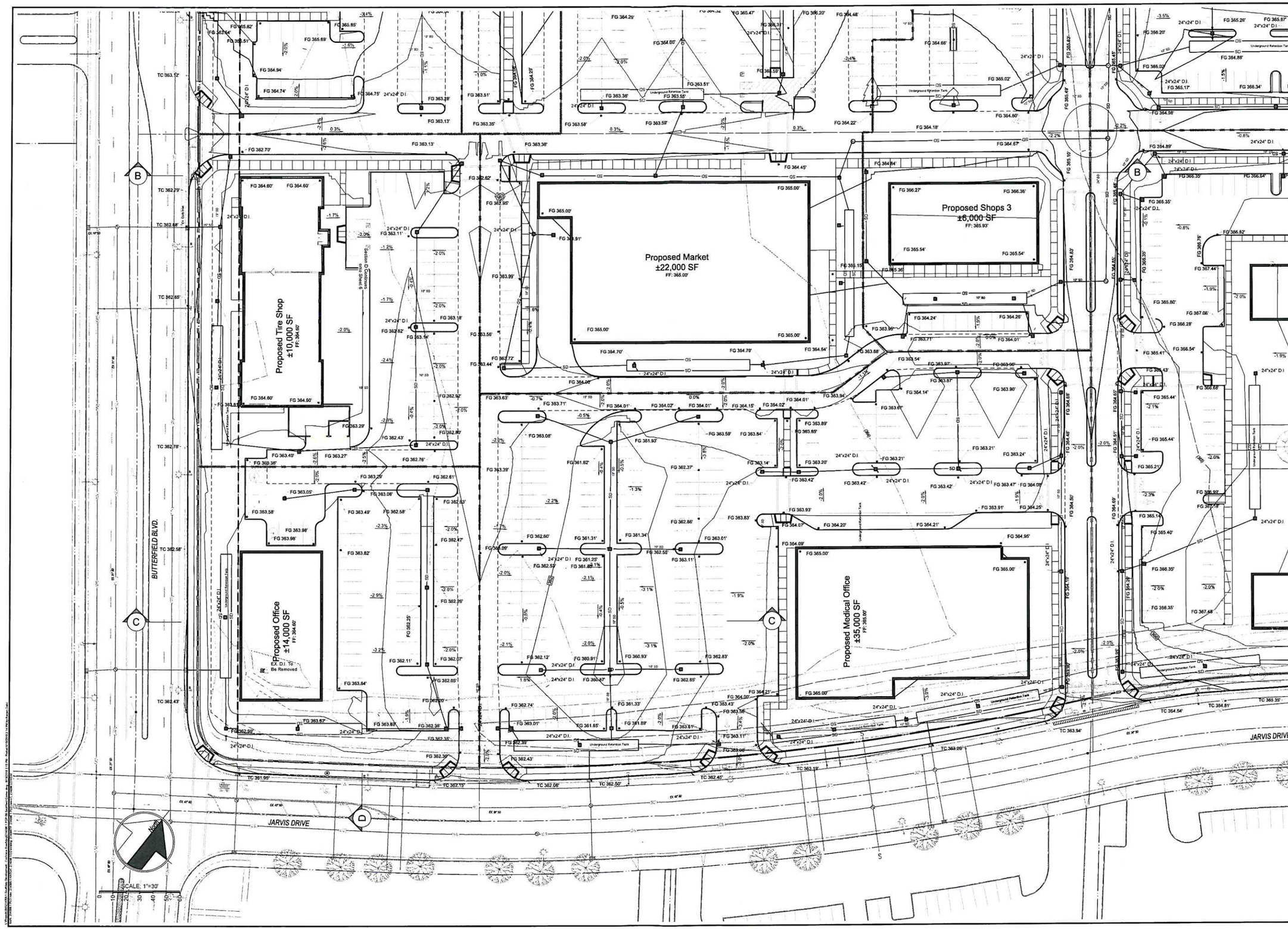
JOB NO. 214096.1

SHEET 5
OF 8



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No. 24893
EXP. 12-31-2019
STATE OF CALIFORNIA

FOR PLANCHECK ONLY

MH engineering Co.
16075 Vineyard Boulevard
Morgan Hill, CA 95037

Preliminary grading Plan
Evergreen Village

DATE: 6/18
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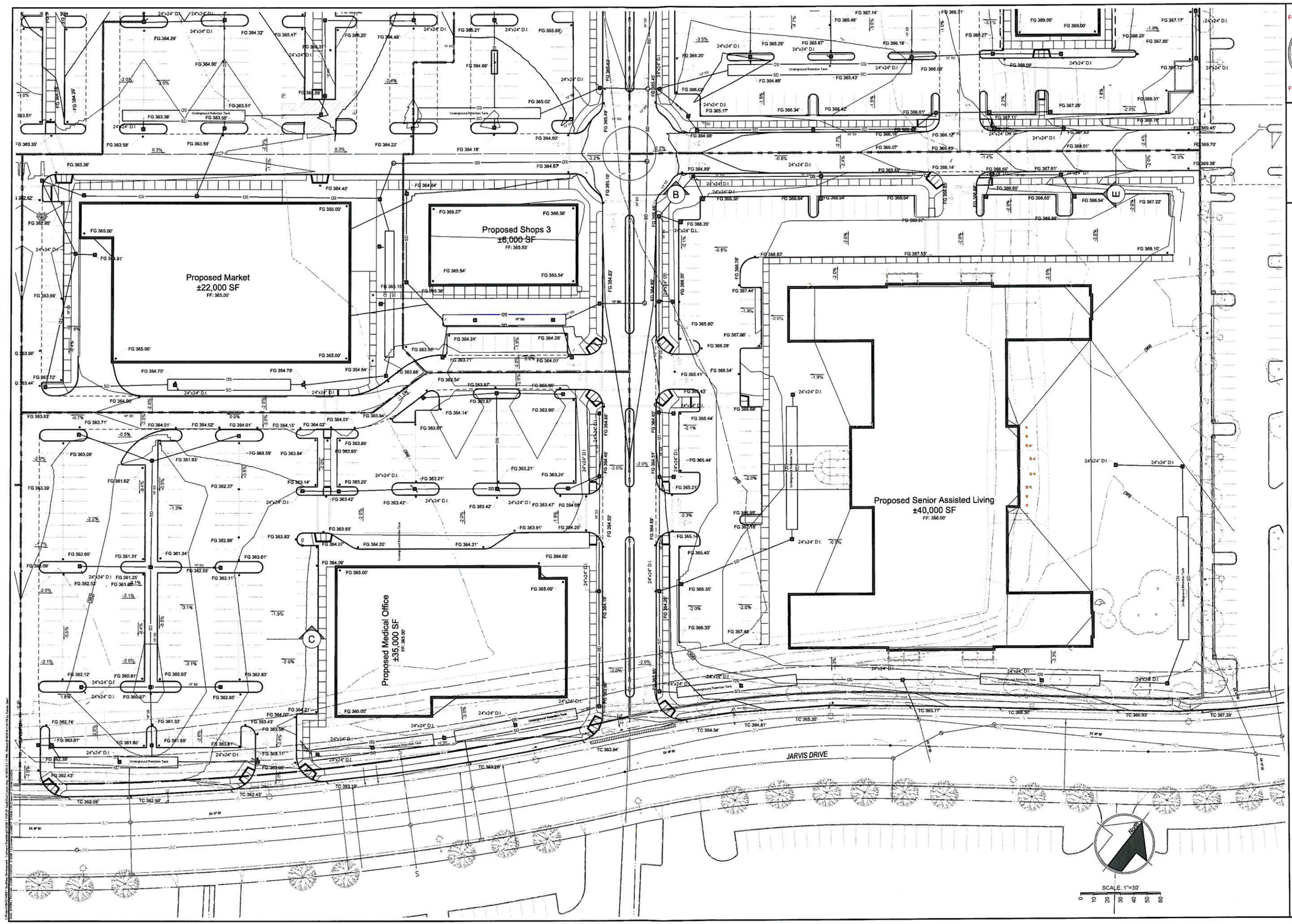
CHECKED BY: WJM

JOB NO. 214096.1

SHEET 6 OF 8



FOR PLANCHECK ONLY

REGISTERED PROFESSIONAL ENGINEER WILLIAM J. McCLINTOCK No 24893 EXP. 12-31-2019 STATE OF CALIFORNIA

FOR PLANCHECK ONLY

MH engineering Co.
16075 Vineyard Boulevard
Morgan Hill, CA 95037

Preliminary Grading Plan
Evergreen Village

DATE	6/16
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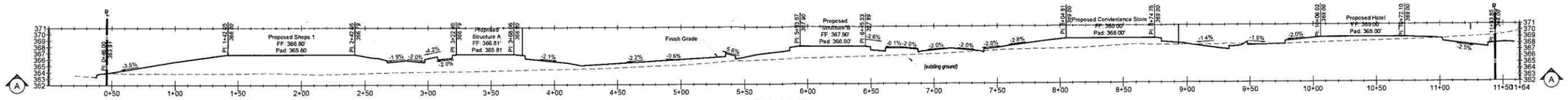
CHECKED BY	WJM
JOB NO	214096.1
SHEET	7
OF	8



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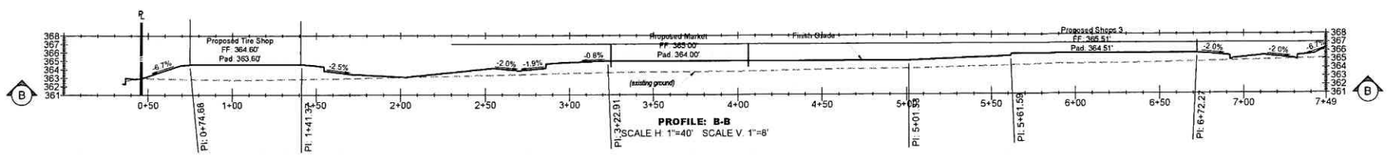

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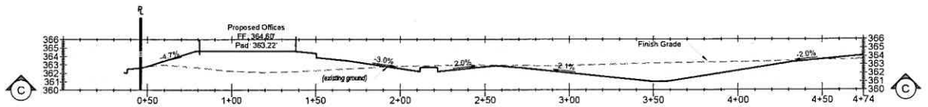

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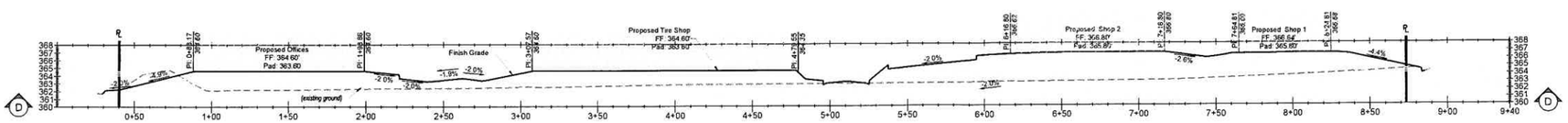

PROFILE: D-D
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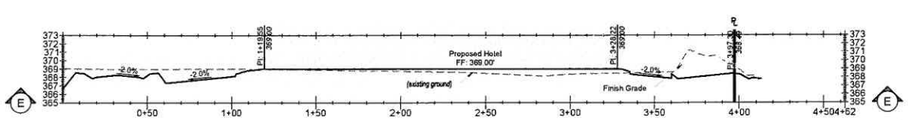

PROFILE: E-E
SCALE H: 1"=40' SCALE V: 1"=8'

Preliminary Grading Quantities			
Item Description	Cut	Fill	Net
Rough Grading w/ 15% shrinkage	15,725 CY	8,536 CY	7,190 CY (Cut)
Strippings (3" Deep)	Deep	Disc	Inplace
Trench Spoils	1,091 CY	0 CY	1,091 CY (Cut)
Rainfank Excavation	3,694 CY	0 CY	3,694 CY (Cut)
Total	20,511 CY	8,536 CY	11,975 CY (Cut)

FOR PLANCHECK ONLY
REGISTERED PROFESSIONAL ENGINEER
WILLIAM J. McELWRICK
No. 24893
EXP. 12-31-2019
STATE OF CALIFORNIA
FOR PLANCHECK ONLY

MH engineering Co.
16075 Vineyard Boulevard
Morgan Hill, CA 95037

Preliminary Grading Plan
Evergreen Village

DATE: 6/18
SCALE: 1" = 30'
DRAWN BY: RS
CHECKED BY: WJM

JOB NO. 214096.1

SHEET 8 OF 8

The proposed Evergreen Village project would be sited on 6.6 acres located northeast of the intersection of Butterfield Boulevard and Jarvis Drive intersection. The site is bounded by Jarvis Drive to the southeast, Butterfield Boulevard to the southwest, and the entry roads to Evergreen Village to the northeast and northwest. Adjacent uses to the site include commercial to the north, residential attached medium density to the south, light industrial to the east, and commercial to the west.

The project proposal, Evergreen Village, will require a General Plan Amendment, Zoning Amendment and Tentative Parcel Map. Development of the 6.6 acre site would include construction of 125-unit multi-family three story for-sale townhomes with a condo map and associated amenities. This corner site at Butterfield Blvd and Jarvis Drive is currently zoned as part of the Evergreen Village retail center and is well positioned to provide new housing close to services. The proposed residential land use density is 20.8 dwelling units per acre.

A list of the proposed project's entitlements is provided below.

- **General Plan Amendment** from Commercial to Mixed Use Flex.
- **Rezone** from General Commercial (CG) – Planned Unit Development Legacy Zone to Mixed Use Flex (MU-F).
- **Vesting Tentative Parcel Map for Condominium Units.**
- **Design Review.**

The site topography is generally flat, with gradual slope from north to south. The site is currently vacant with no structures on-site. Frontage improvements have been constructed around all four edges, including curb, gutter, parkway strips and separated sidewalk. Bio-retention basins have been constructed along the Jarvis Drive and Evergreen Boulevard frontages.

Access to the site would be provided via the Evergreen shopping center entry roads, with two points of ingress and egress are proposed. The proposed internal drive aisles within the site are proposed at 26 feet. Parking is proposed at 2.5 stall per dwelling unit, 250 garage stalls and 63 guest parking stalls. Pedestrian sidewalks are provided throughout the site, providing pedestrian connectivity.

The proposed streets within the development site will be private, as will the storm drain facilities. Public utility easements will be granted on the final map for public sewer and water facilities. A new homeowners association will be established to maintain all private improvements on-site. Utility connections are assumed to be available within the Evergreen entry roads.

Open spaces will include paseo areas between buildings and an approximately 15,000 square foot amenity site centrally located on-site. Specific amenities to be provided on-site have not been determined at this time.

Included with the Preliminary Plan Review application is the preliminary land plan providing a summary of unity count, setbacks, lot coverage, and parking counts. Building elevations and floor plans are provided for review as well.

SITE INFORMATION
City: Morgan Hill, CA
Zoning: MU Flex

DEVELOPMENT STANDARDS
Setbacks:
Front: 15'
Rear: 20'
Street side: 10'
Coverage: 50% coverage for buildings on overall site size
Open Space: 15% open space required

SITE SUMMARY
Site Area*: ±6.0 acres (±262,000sf)
*(*excludes 0.6 acres of Easements)*
Units: 125 units
Density: ±20.8 du/ac

Parking Provided:
250 spaces - Garages
63 spaces - Open
313 spaces - Total (2.5 sp/unit)

Coverage:
Building Coverage: ±110,000sf - 42%
Street/Driveway/Parking: ±80,000sf - 30%
Landscape/Open: ±72,000sf - 28%
Total: ±262,000sf

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EVERGREEN VILLAGE
MORGAN HILL, CA # P021-1055

CONCEPTUAL PLANNING
APRIL 21. 2022

0 20 40 80

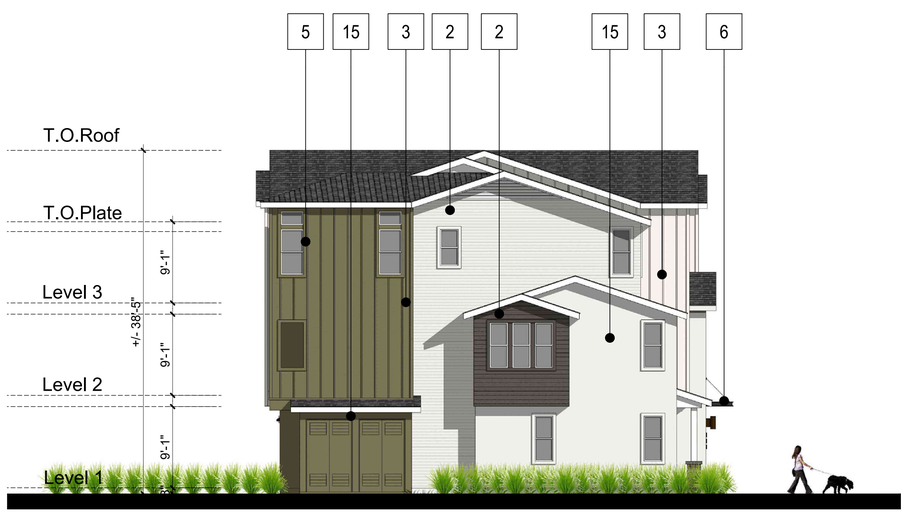
SITE STUDY
(FOR INTERNAL USE ONLY)

SP1.0

FRONT/LEFT PERSPECTIVE

MATERIAL LEGEND:

1. Wood Color Siding
2. Fiber Cement Lap Siding or Panels, Per Elevations (typ.)
3. Board and Batten Siding
4. Not Used
5. Fiber Cement Trim
6. Metal Trellis
7. Entry Door
8. Building Address
9. Light Fixture
10. Unit Address
11. Garage Door
12. Standing Seam Metal Roof
13. Composition Shingle Roof
14. Thin Brick Veneer / Stone Veneer / Board Form Tile, Per Elevations (typ.)
15. Stucco
16. Wood Trellis
17. Metal Railing
18. Wood Post



LEFT ELEVATION-BLDGS.

FRONT ELEVATION-BLDGS

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EVERGREEN VILLAGE
MORGAN HILL, CA # P021-1055

CONCEPTUAL PLANNING
APRIL 21. 2022

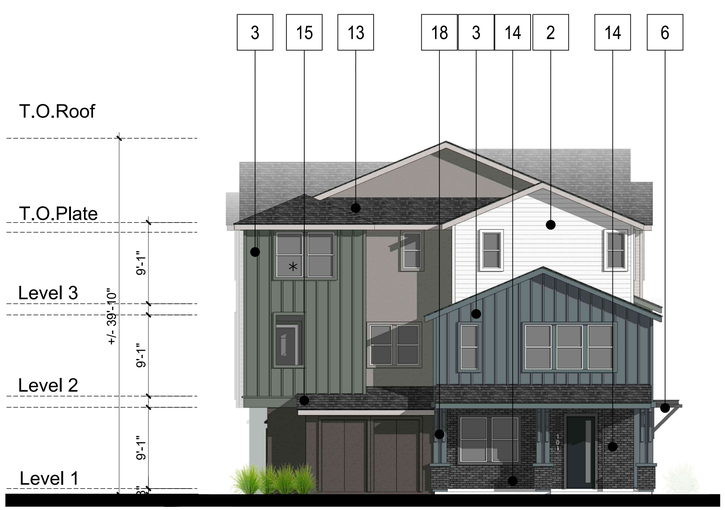
ELEVATIONS - 6-PLEX
(FOR INTERNAL USE ONLY)

A0.1

FRONT/LEFT PERSPECTIVE-

MATERIAL LEGEND:

1. Wood Color Siding
2. Fiber Cement Lap Siding or Panels, Per Elevations (typ.)
3. Board and Batten Siding
4. Not Used
5. Fiber Cement Trim
6. Metal Trellis
7. Entry Door
8. Building Address
9. Light Fixture
10. Unit Address
11. Garage Door
12. Standing Seam Metal Roof
13. Composition Shingle Roof
14. Thin Brick Veneer / Stone Veneer / Board Form Tile, Per Elevations (typ.)
15. Stucco
16. Wood Trellis
17. Metal Railing
18. Wood Post



LEFT ELEVATION-BLDG.

FRONT ELEVATION-

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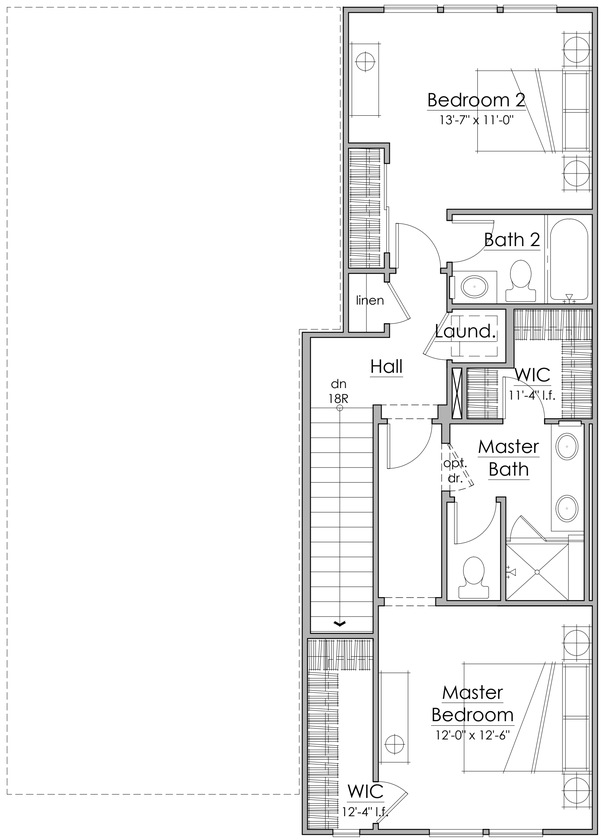
MORGAN HILL, CA # P021-1055

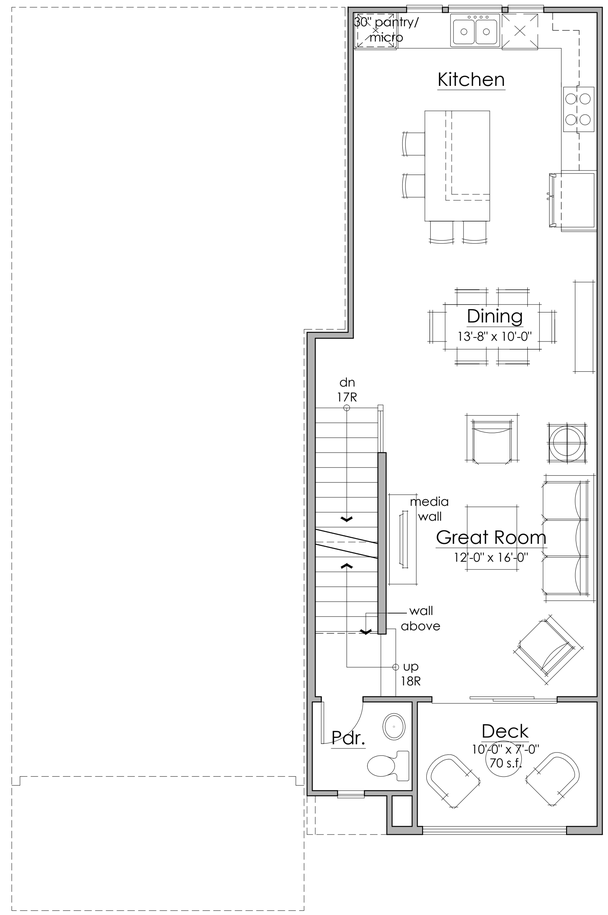
CONCEPTUAL PLANNING
APRIL 21. 2022

ELEVATIONS - 6-PLEX
(FOR INTERNAL USE ONLY)

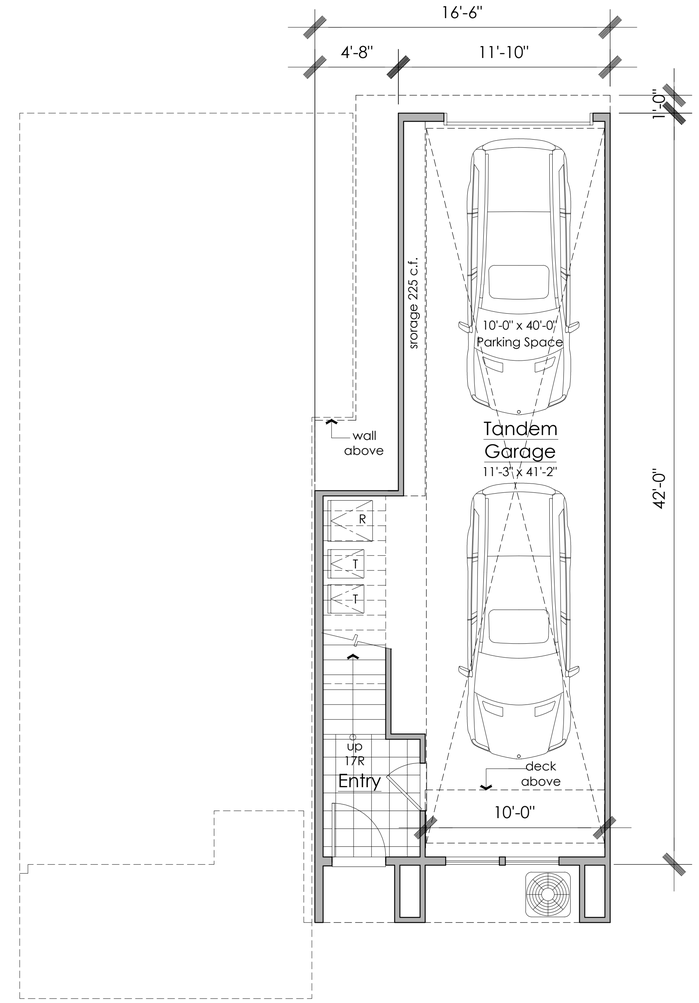
A0.2



THIRD FLOOR



SECOND FLOOR



FIRST FLOOR

2 BR / 2.5 BA
1320 SF NET

PLAN 1 FLOOR PLAN

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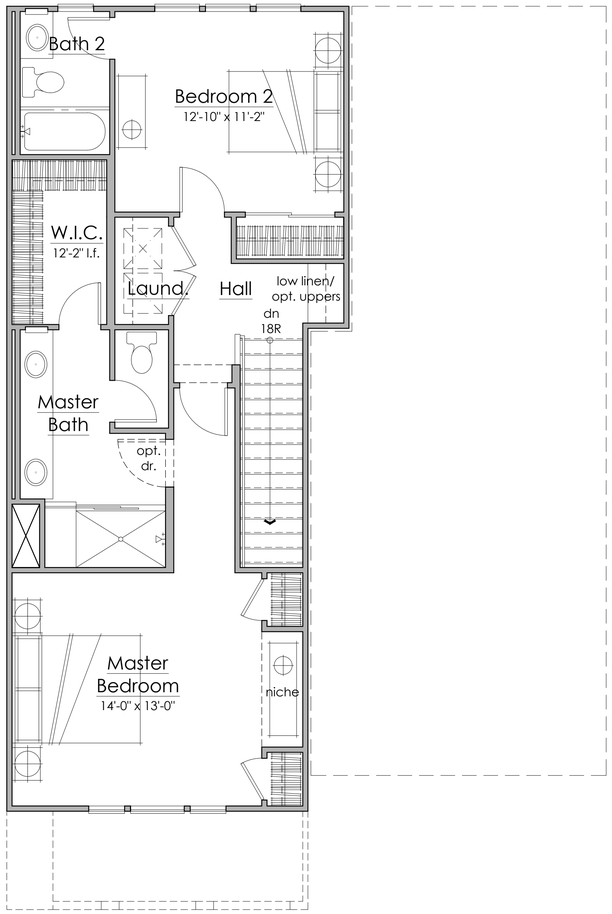
MORGAN HILL, CA # P021-1055

CONCEPTUAL PLANNING
APRIL 21. 2022

PLAN 1 FLOOR PLAN
(FOR INTERNAL USE ONLY)

A1.0



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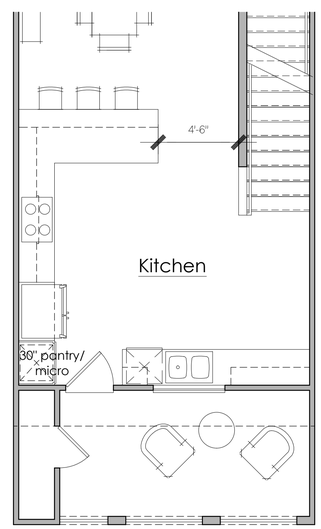
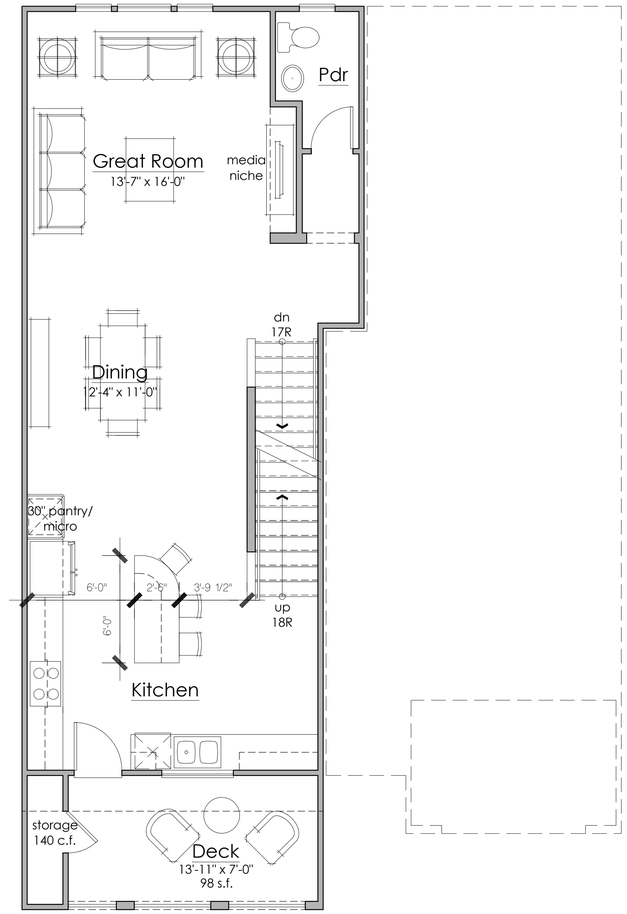


ALT KITCHEN



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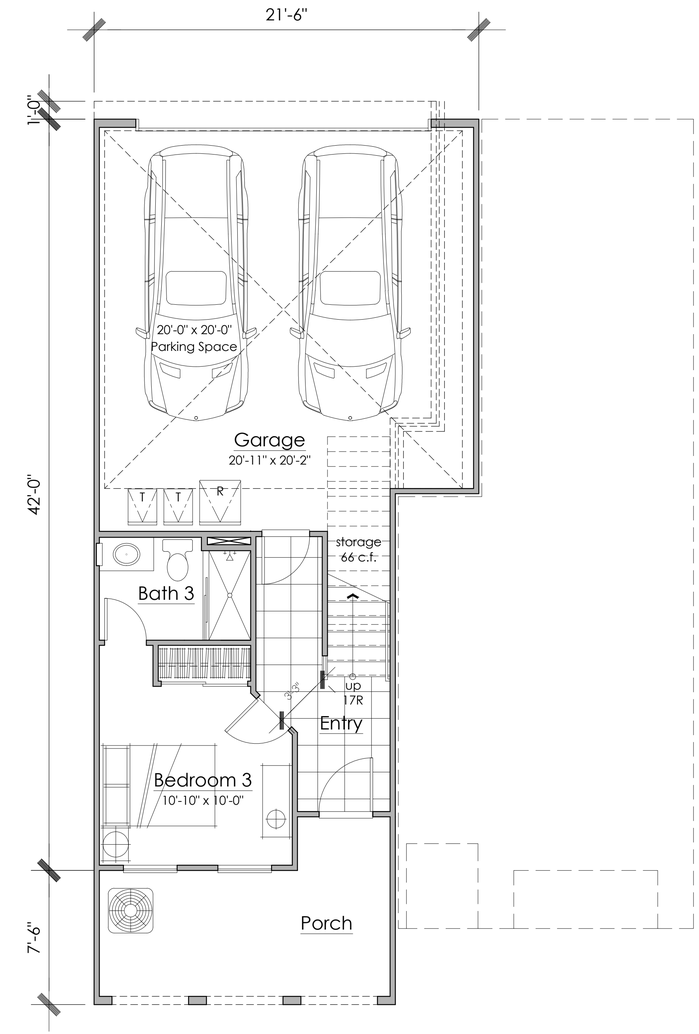

FIRST FLOOR

3 BR / 3.5 BA
1751 SF NET

PLAN 2 FLOOR PLAN

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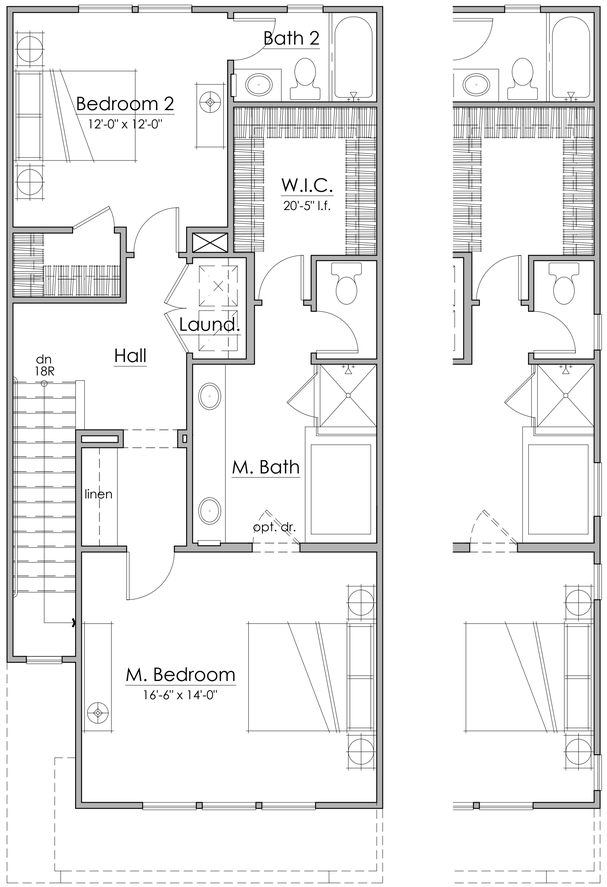
MORGAN HILL, CA # P021-1055

CONCEPTUAL PLANNING
APRIL 21. 2022

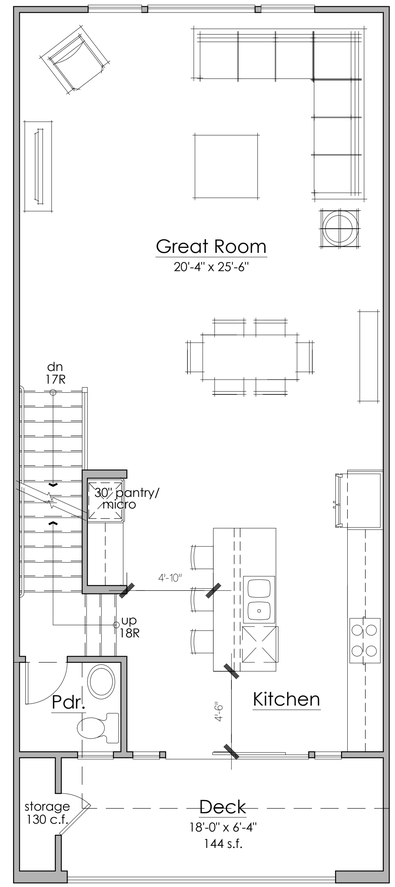
PLAN 2 FLOOR PLAN
(FOR INTERNAL USE ONLY)

A2.0



THIRD FLOOR

END UNIT



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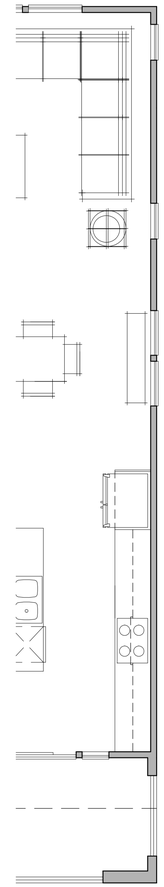
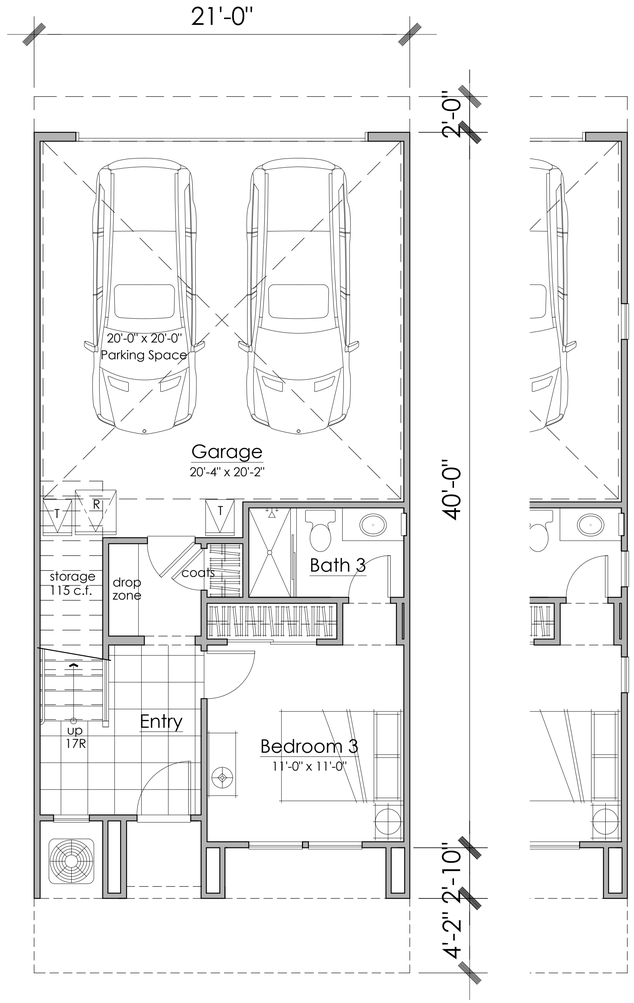


END UNIT



FIRST FLOOR

END UNIT

3 BR / 3.5 BA
2014 SF NET

PLAN 3 FLOOR PLAN

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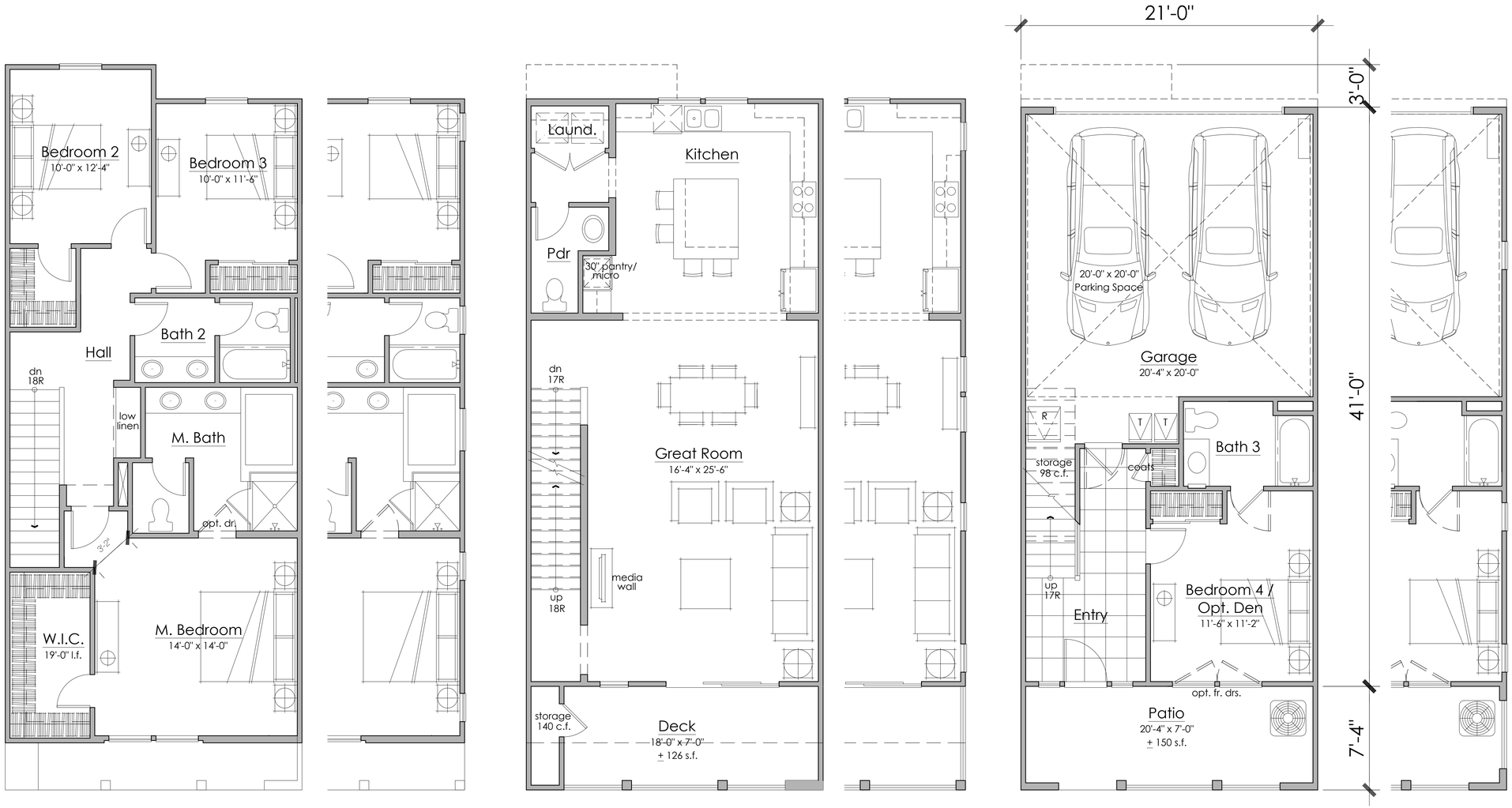
CONCEPTUAL PLANNING
APRIL 21. 2022

PLAN 3 FLOOR PLAN
(FOR INTERNAL USE ONLY)

A3.0



THIRD FLOOR END UNIT SECOND FLOOR END UNIT FIRST FLOOR END UNIT

4 BR / 3.5 BA
2109 SF NET

PLAN 4 FLOOR PLAN

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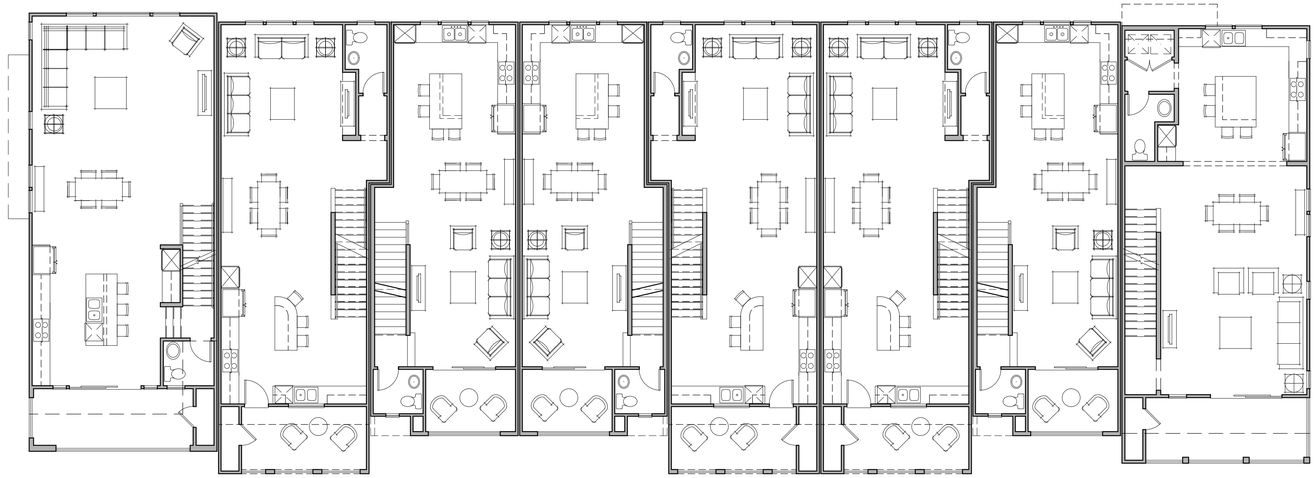
PLAN 4 FLOOR PLAN
(FOR INTERNAL USE ONLY)

A4.0



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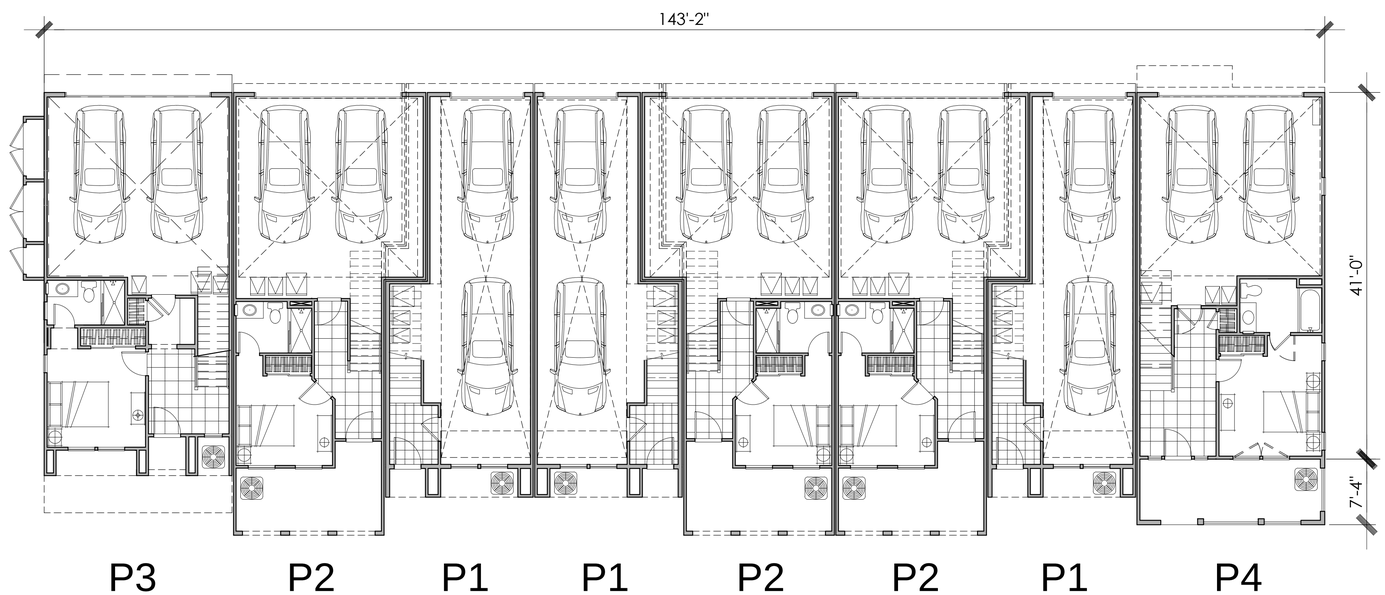

FIRST FLOOR

BLDG 3 (8-PLEX) COMPOSITE PLANS

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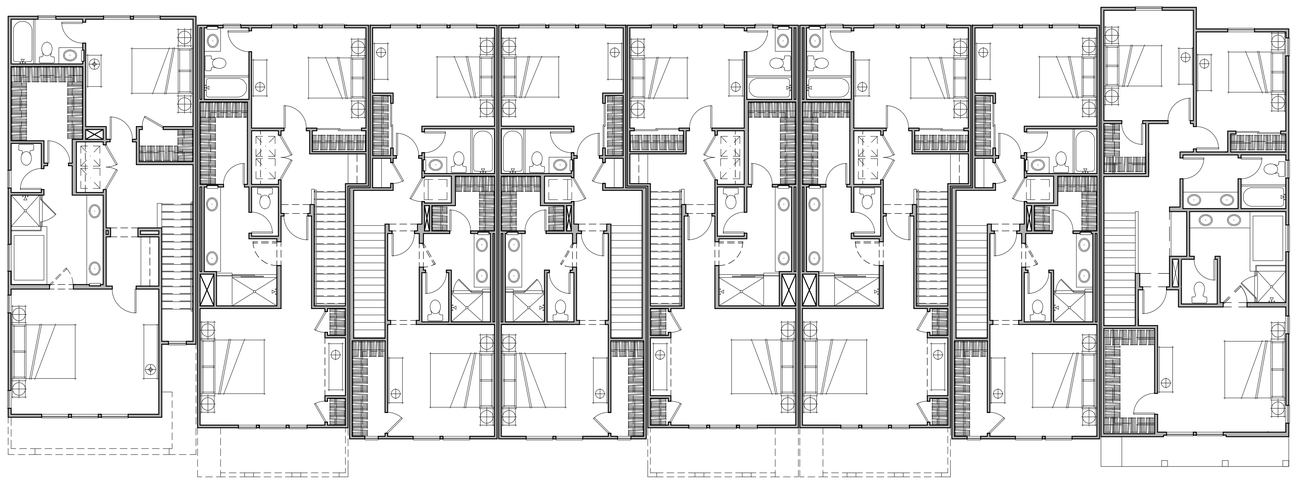
CONCEPTUAL PLANNING
APRIL 21, 2022

BUILDING COMPOSITE PLAN
(FOR INTERNAL USE ONLY)

A5.0



P3 P2 P1 P1 P2 P2 P1 P4

SECOND FLOOR

BLDG 3 (8-PLEX) COMPOSITE PLANS

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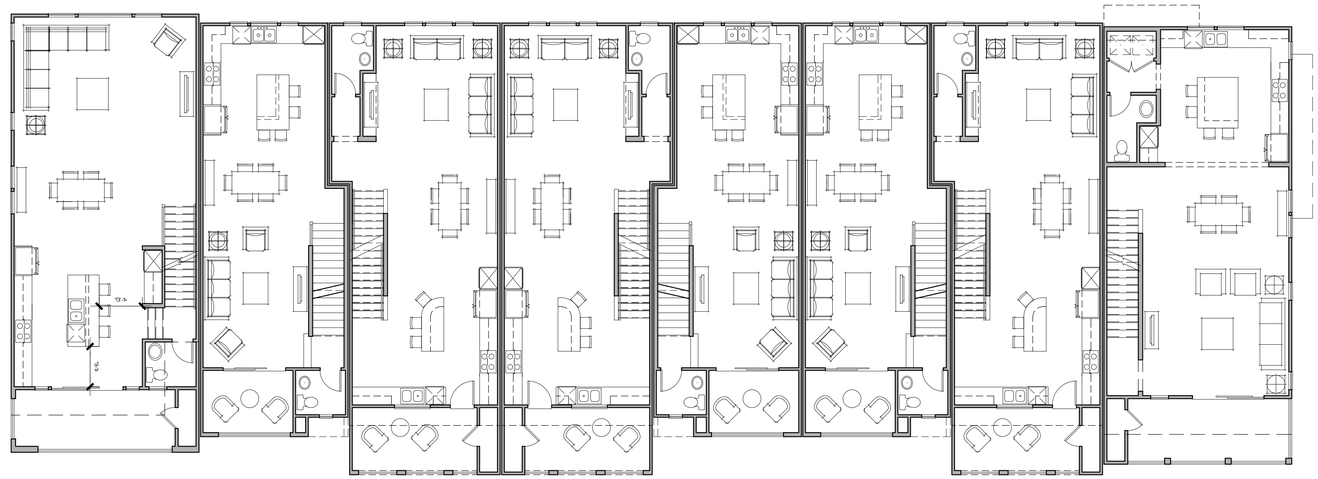
CONCEPTUAL PLANNING
APRIL 21. 2022

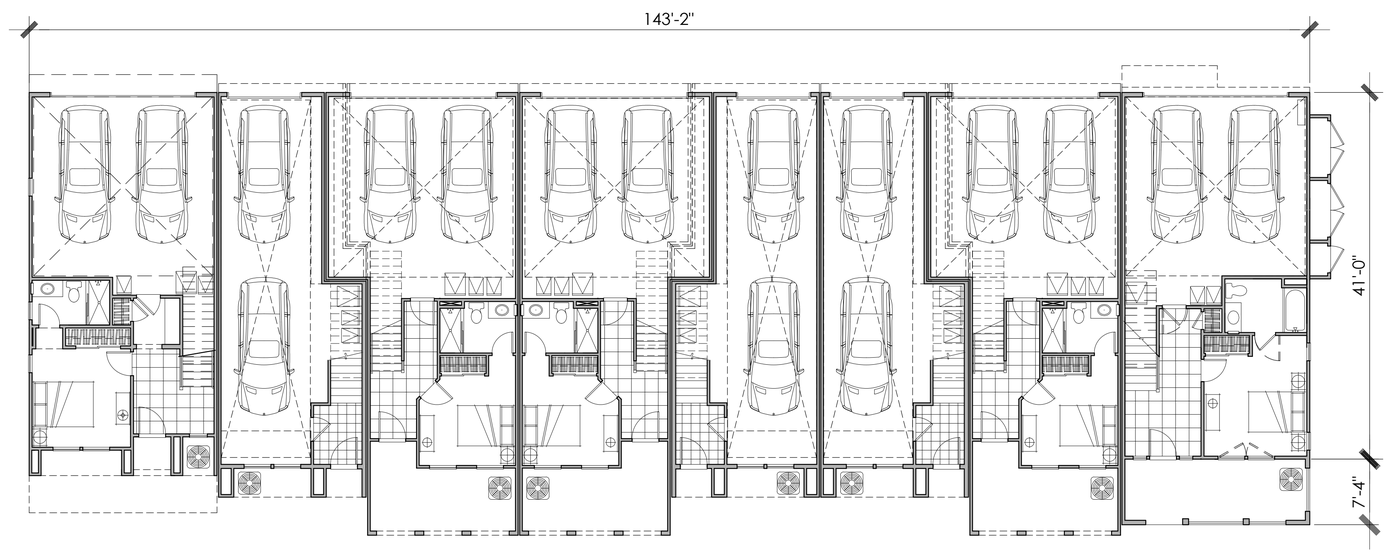
BUILDING COMPOSITE PLAN
(FOR INTERNAL USE ONLY)

A5.1



P3 P1 P2 P2 P1 P1 P2 P4

SECOND FLOOR



P3 P1 P2 P2 P1 P1 P2 P4

FIRST FLOOR

BLDG 4 (8-PLEX) COMPOSITE PLANS

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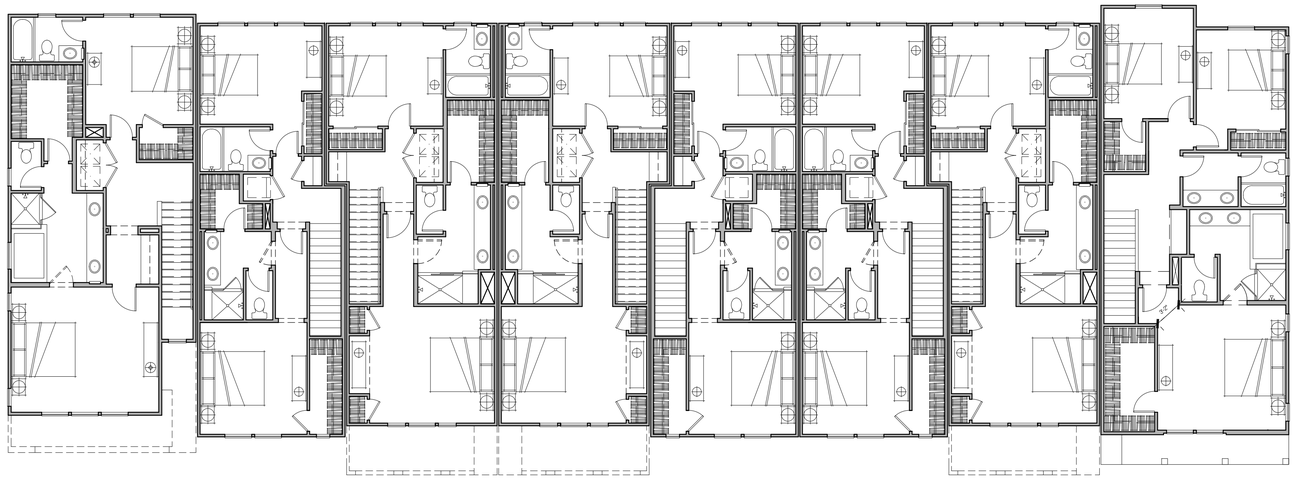
MORGAN HILL, CA # P021-1055

CONCEPTUAL PLANNING
APRIL 21, 2022

BUILDING COMPOSITE PLAN
(FOR INTERNAL USE ONLY)

A5.2



P3 P1 P2 P2 P1 P1 P2 P4

SECOND FLOOR

BLDG 4 (8-PLEX) COMPOSITE PLANS

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CONCEPTUAL PLANNING
APRIL 21. 2022

BUILDING COMPOSITE PLAN
(FOR INTERNAL USE ONLY)

A5.3

SR2022-0012: Jarvis/Evergreen Village – Lennar Homes, Preliminary Plan Review
Economic Development Department Comments

Retail development supports the community quality of life, creates great places, serves resident and business needs and can be a catalyst of new investment. Retail is also an important source of revenue through sales tax collection. Morgan Hill's 2017 Economic Blueprint identifies Retail as one of four key industries which will drive economic prosperity, create a fiscally sustainable future, and guide the City's Economic Development activities in the coming years.

The proposed conversion runs contrary to the City's General Plan, Policy ED-3.2 – Employment Land Supply: Preserve the City's supply of industrial and commercial lands to support the City's goals and policies related to economic development and job-housing balance.

In March 2022, to support the goals of the General Plan, to protect employment lands, and support the City's long term fiscal sustainability, the City Council took action to adopt an Industrial Preservation & Optimization Policy that included specific language for City staff to explore the conversion of Commercial Lands to Industrial Lands where appropriate. The Jarvis/Evergreen Village is located within the Morgan Hill Ranch Business Park. The property, before it was converted to commercial use, used to have a Light Industrial designation. The industrial market has changed significantly in Morgan Hill with a current industrial vacancy rate below 3 percent. Should the market not be able to quicky support additional commercial uses, an industrial use would be very appropriate for this location.

While the Evergreen Village may currently be experiencing some challenges with retail development due to the disruptions of the COVID-19 pandemic, the City is experiencing unprecedented growth in both the areas of new housing unit production and industrial land development. With 2,900 new housing units to be built in the next few years, far exceeding the City's previous housing development trends, and over 1.5M square feet of new industrial space being added, the City expects to see an increased demand for retail services throughout Morgan Hill, especially in the Cochrane Ave corridor.

Given the amount of housing in the pipeline, the location of this commercial center adjacent to the growing industrial areas, and other primary commercial corridors, the Economic Development Department is opposed to the proposed conversion of the existing commercial zoning to residential. At this time, the City should continue to protect the lands zoned for Commercial and Industrial in order to protect those lands for future employment and revenue generation; and if Commercial lands are deemed not viable for development, then they should be considered for conversion to Industrial.

CITY OF MORGAN HILL

PLANNING COMMISSION STAFF REPORT
MEETING DATE: September 13, 2022

PREPARED BY:
Gina Paolini, Principal Planner
APPROVED BY: Jennifer Carmen

<u>SD2021-0004/SR2021-0014/EA2021-0012: MONTEREY – KERLEY (DENOVA HOMES)</u>: SINGLE-LOT VESTING TENTATIVE MAP FOR CONDOMINIUM PURPOSES AND DESIGN PERMIT FOR A RESIDENTIAL CONDOMINIUM DEVELOPMENT, COMPRISED OF 93 UNITS. THE PROPERTY, IDENTIFIED BY ASSESSOR PARCEL NUMBER 726-42-001 AND -002 IS LOCATED WEST OF THE MONTEREY ROAD/BURNETT AVENUE INTERSECTION, THE FAMILY RV SITE (FARV MONTEREY, LLC, OWNER). CEQA: EXEMPT PURSUANT TO CEQA GUIDELINES SECTION 15332 (IN-FILL).

RECOMMENDATION(S)

1. Open/close the public hearing; and,
2. Adopt a Resolution approving a single-lot Vesting Tentative Map and Design Permit.

LOCATION MAP/PROJECT INFORMATION:

1.	Location:	West of Monterey Road/Burnett Avenue intersection (Family RV Site) APN 726-42-001 and -002
2.	Site Area:	4.6-acres
3.	General	Mixed Use Flex

	Plan:	
4.	Zoning:	Mixed Use Flex (MU-F)

BACKGROUND:

On September 23, 2021, DeNova Homes, Inc. submitted applications for a single-lot Vesting Tentative Map and Design Permit for a 93-unit condominium development.

Required Permits

The project site is located in the MU-F Zoning District within Block Two of the Monterey Road Corridor for which a Block Level Master Plan (BLMP)/PD Master Plan is generally required for development projects within the block. Furthermore, the Municipal Code requires a Conditional Use Permit for a residential-only project within the MU-F zone. California Senate Bill 330 (SB 330) established the "Housing Crisis Act of 2019", effective January 1, 2020, making changes to the local approval process until January 1, 2030. This law supersedes City requirements and also suspends the City's Residential Development Control System (RDCS) which was a housing development pacing tool the City utilized for nearly 40 years prior to the new legislation.

The project, as proposed, is consistent with the General Plan and meets the base zoning standards and only requires a Design Permit and subdivision map since SB 330 supersedes the local requirements.

Density Bonus

This project does not require a density bonus. However, projects that include a certain level of affordable housing are entitled under Density Bonus law to receive concessions based on the number of affordable units and level of affordability provided within the project – the law does not require an actual increase in density. The project is committing to provide 15 percent of the units to be restricted for-sale to qualified buyers with moderate- and median-incomes (7 median-income and 7 moderate income). This is a for-sale condominium development.

Government Code Section 65915(d)(2)(A) requires the City to grant one incentive or concession for projects that include at least 10 percent of the total units for lower income households, at least 5 percent for very low income households, or at least 10 percent for persons and families of moderate income in a for-sale development. Concessions are considered waivers or reductions in development standards, such as height limitation, setback requirement, a floor area ratio (FAR), on-site open space requirement or a parking ratio. The City Council adopted Resolution No. 22-004 on February 26, 2022 (Attachment 2), approving the following concession for the proposed project:

a. Increase in FAR: 0.98 FAR proposed (0.50 maximum allowed).

PROJECT DESCRIPTION:

The proposed condominium project consists of 93-units, spread across 20, three-story buildings. With the exception of the southernmost buildings (Buildings 16 and 17), each of which would be arranged in a seven-plex configuration, the proposed buildings would be arranged in either fourplex or five-plex configurations. Each unit would provide a two-vehicle garage on the first floor, two floors of living space, and a second-floor deck. Three unit types are proposed: Unit 1 would consist of two bedrooms, while Units 2 and 3 would offer three bedrooms. Each unit would also include a porch located at the first-floor entry, directly beneath each unit's second-floor deck. The proposed four-plex and seven-plex configurations would be constructed at a height of 40 feet, while five-plex configurations would be developed at a height of 40.25 feet.

The proposed project would include 186 covered parking spaces (garage spaces) for residents, and

39 uncovered parking spaces for guests, for a total of 225 parking spaces. Each of the 93 garages would be pre-wired to contain the necessary infrastructure for future residents to be able to install and use electric vehicle (EV) charging stations. Approximately 41 percent of the proposed project's parking spaces would have EV charging capabilities. In addition to vehicle parking space, each unit's garage would include a 12 square foot space for long-term bicycle parking.

The project would include various amenities, including a dog park, picnic areas, passive recreation areas, and an exercise structure. A detailed Project Description, Architectural Plans, Site Development Plans, Vesting Tentative Map and unit type detail sheet have been provided (Attachments 3, 4, 5, 6 and 7).

Site Description
The 4.6-acre project site is comprised of two parcels. Monterey Road and the Union Pacific Railroad (UPRR) mainline bound the site to the southwest. Currently, the site houses an RV dealership (Family RV), which is comprised of a 5,000 square foot metal building, two modular office buildings, a sanitary station, and gravel and asphalt parking lots. A private driveway provides site access, extending northwest into the site from Monterey Road.

Surrounding Uses
Surrounding existing land uses include a construction company (Irish Construction) immediately to the north; a restaurant (Teresa's Morgan Hill Café), RV/boat storage yard, a single-family residence, and undeveloped land within Santa Clara County further to the north, across from Burnett Avenue; a mobile home community to the east; single-family residences, an auto and RV repair shop (Superior Auto and RV), a pet store (Patricia's Pet Care & Home Services), and a hotel (Budget Inn) to the southeast; and single-family residences to the south and west, across from Monterey Road and the UPRR tracks.

PROJECT ANALYSIS AND FINDINGS:
The proposed project has been analyzed with respect to consistency with the: 1) Design Permit, 2) Vesting Tentative Map; and 3) California Environmental Quality Act requirements.

1. **Design Permit Requirements**

A Design Permit is a discretionary action that enables the City to ensure that a proposed development has high quality design consistent with the General Plan and any other applicable specific plan or area plan adopted by the City Council. The Design Permit process is also intended to ensure that new development and uses are compatible with their surroundings and minimize negative impacts on neighboring properties.

In accordance with Section 18.108.040.B (Reviewing Authority), the Community Development Director is the reviewing body to act on all Design Permit applications unless the Director finds the project to be significant. The Community Development Director may refer any Design Permit application to the Planning Commission for review and final decision. When considering the Design Permit, the City shall evaluate applications to ensure that they satisfy the following criteria: Conform to the policies of the General Plan, and any applicable specific plan, and are consistent with any other policies or guidelines the City Council may have adopted.

Findings
To approve a Design Permit, the reviewing authority shall make the following findings:

a. **The proposed project is consistent with the General Plan and any applicable specific plan, area plan, or other design policies and regulations adopted by the City Council.**

The City of Morgan Hill 2035 General Plan designates the site as Mixed-Use Flex which permits a mix of residential, commercial, and office uses applied either vertically or horizontally. The Mixed-Use Flex designation allows 7 to 24 units per acre. The project is developing at 20 units per acre, consistent with the General Plan. SB 330 supersedes the Municipal Code requirement of a PD Master Plan/Conditional Use Permit required for housing on this site.

The project has been designed to substantially comply with the City's Residential Development Design and Development Standards, which are the City's "Objective" design standards and have been developed consistent with the Morgan Hill 2035 General Plan. The applicant's compliance checklist has been provided (Attachment 8).

General Plan
The project is consistent with the General Plan and specifically but not limited to the Policies listed below:

City and Neighborhood Form Element

Policy CNF-8.1 High Quality Design. Require all development to feature high quality design that enhances the visual character of Morgan Hill.

The proposed development includes 360-degree design with high quality building materials. Landscaping would be provided throughout the project site, designed to complement the project buildings, providing additional visual interest.

Policy CNF-8.4 Architectural Quality. Optimize architectural quality by encouraging the use of quality materials, particularly as accents and authentic detailing, such as balconies and window trims.

The proposed development features an architectural style that is compatible with the surrounding neighborhood.

Policy CNF-10.3 Adequate Supply of Multi-Family Housing. Provide for an adequate supply of multi-family housing, located convenient to shopping, services, and transportation routes.

The Mixed-Use Flex land use allows for residential uses to be developed on-site, which will assist the City in achieving an adequate supply of housing units. The project would consist of a 93-unit, condominium development conveniently located near Teresa's Morgan Hill Café located north of the site and Patricia's Pet Care & Home Services located southeast of the site.

Policy CNF-10.6 Density Near Infrastructure. Encourage higher residential densities at locations where convenient access and adequate infrastructure is readily available.

Water and sewer service would be provided by the City through connections to the existing eight-inch water and 10-inch sewer mains in Monterey Road. From the point of connection, the eight-inch water line would be extended along the project's entire Monterey Road frontage. Eight-inch water and sewer lines would then be extended north into the project site, where the lines would connect to each of the proposed buildings.

The project site would include on-site stormwater facilities to provide water quality treatment and peak management at pre-project levels for both on-site and off-site runoff. The site's stormwater facilities would be developed within one drainage management area (DMA) which would include the entirety of the project site. In general, the project site would include a series of 15-inch storm drainage pipelines which would convey stormwater to two underground stormwater retention facilities located in the central portion of the site that would provide initial stormwater treatment prior to the

stormwater runoff being discharged to an existing ditch along the northeastern side of Monterey Road. The on-site stormwater facilities would be designed to retain the 100-year, 24-hour design storm volume on site.

Policy CNF-11.16 360-Degree Design. Require residential buildings to be well articulated on all sides. Side and rear facades shall maintain the architectural design, level of detail, and materials consistent with the front facade.

The proposed development includes 360-degree design with building materials that include stucco, board and batten siding, horizontal siding, cable railing with metal frame and composition shingle roofing. The level of architectural design is maintained on all facades of the development.

Policy CNF-11.17 Architectural Details. Require residential buildings to feature architectural details such as eaves, bay windows, porches, and balconies that emphasize their residential and pedestrian-scale character.

The project has been designed to include design features such as balconies, eaves, porches, and varied roof forms.

Policy CNF-11.28 Bicycles and Pedestrians. Require attached residential sites to be designed to accommodate the needs of bicyclists and pedestrians. This may be accomplished by:

- Providing bicycle and pedestrian connections to adjacent uses with paseos, trails, sidewalks, paths, and similar amenities.
- Creating attractive connections through landscaping, lighting, benches, other amenities to create safe and visually interesting spaces.
- Installing bicycle racks and lockers near building entrances, integrated into the design of the project, and screened with appropriate landscaping.

Crosswalks would be provided throughout the development and pedestrian access would be provided by way of new sidewalks along the project frontage on Monterey Road. Bicycle lanes are located along Monterey Road (including along the project frontage), Cochrane Road, and Burnett Avenue. The City requires that the project include 44 bicycle parking spaces consisting of 25 short-term spaces and 19 long-term spaces. The project would provide 119 bicycle parking spaces, consisting of 26 short-term spaces and 93 long-term parking spaces, exceeding the City's requirements.

b. **The proposed project complies with all applicable provisions of the Zoning Code and Municipal Code.**

The project site is located within Block Two of the Monterey Corridor. Typically, to develop multi-family dwellings within this district, a BLMP/PD Master Plan, and Conditional Use Permit would be required; however, SB 330 supersedes these requirements. Zoning consistency is demonstrated in the consistency table provided below:

Table 1- Zoning Consistency Summary

Development Standard	Requirement	Proposed	Consistency
Minimum Lot Size	6,000 square feet	4.6 acres	Yes

Minimum Lot Dimensions	60- foot width 100 - foot depth	504 feet 200 feet	Yes
Maximum Building Coverage	50 percent	31.7 percent	Yes
Maximum Building Height	35 feet (45 feet w/ 10-foot roof element)	40.25	Yes
Floor Area Ratio	0.5	0.98	concession
Setbacks			
Front	15 feet	15 feet or greater	Yes
Rear	20 feet	20 feet or greater	Yes
Interior Side	5 feet	5 feet or greater	Yes
Street Side	10 feet	N/A	N/A

Parking
The project is requesting a reduction of the vehicular parking ratio normally required by the City. Based on City standards, a total of 93 covered parking and 129 uncovered parking spaces would be required for resident parking, and 31 uncovered spaces would be required for guest parking, for a total of 252 required parking spaces. However, pursuant to Government Code Section 65915(p)(1)(B), the City cannot require a parking ratio that would exceed 1.5 spaces for the 2- and 3-bedroom units. For this project, a total of 140 parking spaces would be required. The project includes 186 covered parking spaces (garage spaces) for residents, and 39 uncovered parking spaces for guests, for a total of 225 parking spaces.

Landscaping
The site includes existing trees located at various points along the site's boundaries, 10 of which are proposed for removal. Of the 10 trees proposed for removal, two are considered Ordinance Sized Trees, five are considered street trees, and three are not protected under the City's Municipal Code. In accordance with Section 12.32.030 (Permit-Required) of the Morgan Hill Municipal Code, a permit will be required for the removal of the Ordinance Sized Trees.

A landscape plan has been proposed (Attachment 8) consistent with Section 18.64.050 of the City's Municipal Code. Landscaping would be provided throughout the site in accordance with the City's minimum landscape requirements for residential zones. The proposed project would include the planting of trees, shrubs, grasses, vines, and ground cover within the project site and in areas adjacent to the proposed buildings. The project is proposing to plant a total of 480 trees for the project.

c. **The proposed project substantially complies with all applicable design standards and**

guidelines contained in the Design Review Handbook.

The project is subject to the SB 330 permit streamlining process and has been designed consistent with the City's Design Review Criteria and the City's Residential Development Design and Development Standards adopted by City Council Resolution No. 21-001 on January 20, 2021.

d. **The proposed project has been reviewed in compliance with the California Environmental Quality Act (CEQA).**

A Modified Initial Study (IS)/15183 Checklist has been prepared for the project. Complete details regarding the CEQA analysis have been provided in the CEQA Section of this report.

e. **The proposed project development will not be detrimental to the public health, safety, or welfare or materially injurious to the properties or improvements in the vicinity.**

The development site is not located adjacent to any wildlands that could expose people or structures to wildfire risks. The project site is not located within an earthquake fault zone. In addition, the project will comply with stormwater and building code requirements. The project will not be detrimental to the public health, safety, or welfare, and will not be materially injurious to the properties or improvements in the vicinity.

f. **The proposed project complies with all Design Review criteria in subsection H. of Section 18.108.040 of the municipal code.**

The project as proposed complies with all criteria in subsection H of Section 18.108.040 (Design Review Criteria) of the Morgan Hill Municipal Code.

1. **Community Character.** The overall project design, including site plan, height, massing, architectural style, materials, and landscaping preserve the character and distinctive sense of place for Morgan Hill. The proposed development includes 360-degree design with building materials that include stucco, board and batten siding, horizontal siding, cable railing with metal frame and composition shingle roofing. The level of architectural design is maintained on all facades of the development.

2. **Neighborhood Compatibility.** The project has been designed to respect and complement the adjacent neighborhood. The project's height, massing, and intensity is compatible with the scale of nearby buildings. The project design incorporates measures to minimize traffic, parking, noise, and odor impacts on nearby residential properties.

3. **Pedestrian Environment.** The proposed development incorporates sidewalks, connections to the public right-of-way to support an active public realm and an inviting pedestrian environment. Pedestrian walkways are clearly visible and distinguished from parking and circulation areas.

4. **Privacy.** The orientation and location of buildings, entrances, windows, doors, balconies, and other building features minimizes privacy impacts on adjacent buildings and provides adequate privacy for project residents.

5. **Safety.** The project promotes public safety and minimizes opportunities for crime through design features which includes one project access point from Monterey Road and an emergency vehicle access (EVA) driveway located at the southeast side of the lot along Monterey Road. All parking and common areas will be lit to city standards.

6. **Massing and Scale**. The massing and scale of buildings complement and respect neighboring structures and correspond to the scale of the human form. Large volumes are divided

into small components by varying wall planes, heights, and setbacks. Building placement and massing avoids impacts to public views and solar access.

4 Unit Building - Front Elevation

5 Unit Building – Front Elevation

7 Unit Building – Font Elevation

7. **Architectural Style**. Buildings feature an architectural style that is compatible with the surrounding buildings and natural environment.

8. **Architectural and Visual Interest.** Building facades are well articulated to add visual interest, distinctiveness, and human scale. Building elements such as roofs, doors, windows, and porches are part of an integrated design and relate to the human scale. Architectural details that have been included in the design include trim, eaves, balconies, stucco, accent brick, accent wood trim and paneling, and concrete malibu tile roofs.

9. **Materials.** Building facades include a mix of natural, high-quality, and durable materials that

are appropriate to the architectural style, enhance building articulation, and are compatible with surrounding development.

Material Board

10. **Parking and Access**. Parking areas have been located to minimize visual impacts from Monterey Road and Tilton Avenue. Safe and convenient connections are provided for pedestrians and bicyclists throughout the development.

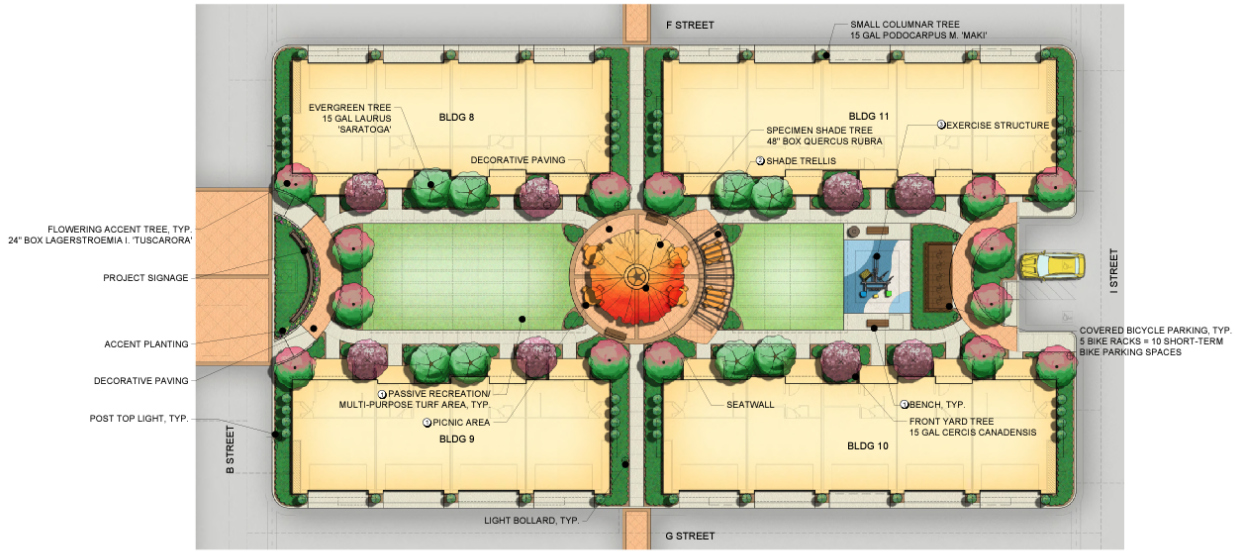
4 Unit Building - Rear Elevation

5 Unit Building – Rear Elevation

7 Unit Building – Rear Elevation

11. **Landscaping.** The proposed landscape planting provides new trees, screen planting, seat walls, entry planters and shrubs that will enhance the surrounding area and are appropriate to the site. A detailed landscape plan has been provided (Attachment 9).

12. **Open Space and Public Places.** The project would include a total of approximately 10,539 square feet of private open space and 45,812 square feet of common open space, paseos, project frontage and a dog park. Additional amenities include picnic areas, passive recreation areas, and an exercise structure.



CENTRAL COMMON AREA PLAN

13. **Signs.** A separate sign application will be required for any project identification signage.

14. **Lighting.** Detailed photometric plans have been provided (Attachments 10 and 11) for the project site and along Monterey Road. Exterior building areas, common open space and parking areas will comply with City lighting requirements. The proposed exterior lighting is designed and located to minimize illumination of the sky and adjacent properties.

15. **Accessory Structures**. The project does not include accessory structures.

16. **Mechanical Equipment, Trash Receptacles, and Utilities**. Mechanical equipment and utilities are screened by landscaping.

g. **For new residential development, the project complies with commitments made through the Residential Development Control System (RDCS).**

The RDCS has been suspended by Government Code Section 65589.5 (Housing Crisis Act of 2019); therefore, this finding is not applicable.

2. **Vesting Tentative Map**

The project proposes a single-lot Vesting Tentative Map for purposes of creating a condominium map. The proposed Vesting Tentative Map is in compliance with the General Plan, Zoning Code, and other City Codes.

Findings
Morgan Hill Municipal Code Section 17.20.090, Tentative Subdivision Map – Approval conditions, requires the following finding to be made by the City to adopt the Tentative Parcel Map:

A. **The proposed subdivision, together with its provisions for its design and improvements, is consistent with the General Plan or specific plans adopted by the City.**

The Tentative Parcel Map has been designed consistent with the City's General Plan, considering neighborhood circulation patterns, and providing future connections.

Alternatively, the Vesting Tentative Map may be denied if any of the findings contained in Section 17.20.100 of the Municipal Code applies. The Planning Commission shall deny approval of the Vesting Tentative Map if it makes any of the following findings:

- That the proposed map is not consistent with applicable general and specific plans
- That the design or improvement of the proposed subdivision is not consistent with applicable general and specific plans
- That the site is not physically suitable for the type of development
- That the site is not physically suitable for the proposed density of development
- That the design of the subdivision or the proposed improvements are likely to cause substantial environmental damage or substantially and avoidably injure fish or wildlife or their habitat
- That the design of the subdivision or the type of improvements is likely to cause serious public health problems
- That the design of the subdivision or the type of improvements will conflict with easements, acquired by the public at large, for access through or use of, property within the proposed subdivision

CONCLUSION:

The project has been found to be consistent with the General Plan, Zoning Code, City's Design Review Criteria, the City's Residential Development Design and Development Standards, and the Subdivision Map Act. It is recommended that the Planning Commission approve the Vesting Tentative Map and Design Permit subject to the Conditions of Approval.

CEQA (California Environmental Quality Act):

Pursuant to Section 15183 of the CEQA Guidelines, where a project is consistent with the use and density established for a property under an existing general plan or zoning ordinance for which the City has already certified an EIR, additional environmental review is not required "except as might be necessary to examine whether there are project-specific significant effects which are peculiar to the project or its site." If such requirements are met, the examination of environmental effects is limited to those which the agency determines, in an Initial Study or other analysis. For this project, a Modified Initial Study (IS)/15183 Checklist (web link) has been prepared which examines impacts from the proposed project in accordance with the requirements of the CEQA. As set forth by Sections 15168 and 15183 of the CEQA Guidelines, the program EIR, in this case, the City's General Plan EIR, serves as a basis for the Modified IS to determine if projects specific impacts would occur that are not adequately covered in the previously certified EIR.

The proposed project, in conjunction with other development within the City of Morgan Hill, could incrementally contribute to cumulative impacts in the area. However, the proposed project was included in the future development assumptions evaluated in the General Plan EIR. The General Plan EIR concluded that cumulative impacts to agricultural resources, air quality, GHG emissions, and traffic would be significant and unavoidable. For those impacts determined to be significant in a General Plan EIR, CEQA Section 15183 allows for future environmental documents to limit examination of environmental effects to those impacts which were not already analyzed as a significant effect in the prior EIR, provided that the proposed project is consistent with the General Plan. Given that the proposed project is consistent with the City's General Plan land use designation for the project site, cumulative impacts associated with buildout of the site have been anticipated by the City and were analyzed in the General Plan EIR. Cumulative effects peculiar to the project or

project site do not exist. Additionally, the proposed project does not include cumulative impacts that were not analyzed or discussed in the previous EIR. Furthermore, as discussed throughout the Modified IS, all impacts associated with the proposed project were adequately addressed in the General Plan EIR, and the proposed project would not result in any peculiar effects that would require further CEQA review.

The proposed project would comply with all applicable General Plan policies, Municipal Code standards, other applicable local, County and State regulations. In addition, as discussed in the Air Quality, Geology and Soils, Hazards and Hazardous Materials, and Noise sections of the Modified Initial Study, the proposed project would not cause substantial effects to human beings, including effects related to exposure to air pollutants, geologic hazards, hazardous materials, and excessive noise, beyond the effects previously analyzed as part of the General Plan EIR.

The City has determined that the proposed project is consistent with the General Plan EIR. All project impacts have been determined to be less than significant, or can be mitigated to a less-than-significant level given required compliance with General Plan policies or mitigation measures included in the General Plan EIR.

The project qualifies for exemption under CEQA Guidelines Section 15332, Class 32 (in-fill development).

COMMUNITY ENGAGEMENT:

The proposed project was publicly noticed, including a mailing to property owners within 600 feet of the project and within the newspaper for the minimum 10-day period, a project webpage and a sign was posted on the project site pursuant to the Planning Division requirements. The project was included in the City's 411 Newsletter.

ATTACHMENTS:

1. PC Resolution Project Decision
2. City Council Resolution No. 22-004 Concession Denova Homes
3. Project Description
4. Architectural Plans
5. Site Development Plans
6. Vesting Tentative Map
7. Unit Type Detail
8. Design Development Standards Checklist
9. Prelim Landscape Plans
10. Site Photometrics Plan
11. Monterey Rd Photometric Plan

RESOLUTION NO. 22-17

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF MORGAN HILL APPROVING A SINGLE-LOT VESTING TENTATIVE MAP ON A 4.6-ACRE SITE AND A DESIGN PERMIT FOR A 93-UNIT CONDOMINIUM DEVELOPMENT FOR PROPERTY LOCATED WEST OF THE MONTEREY ROAD/BURNETT AVENUE INTERSECTION (DENOVA HOMES) (APN 726-42-001 AND -002)

WHEREAS, on September 23, 2021, DeNova Homes, Inc. submitted applications for a single-lot Vesting Tentative Map and Design Permit for a 93-unit condominium development. (SD2021-0004/SR2021-0014/EA2021-0012: Monterey-Kerley (DeNova Homes)); and

WHEREAS, such requests were considered by the Planning Commission at its meeting of September 13, 2022; and

WHEREAS, pursuant to Section 15183 of the CEQA Guidelines, where a project is consistent with the use and density established for a property under an existing general plan or zoning ordinance for which the City has already certified an EIR, additional environmental review is not required "except as might be necessary to examine whether there are project-specific significant effects which are peculiar to the project or its site." If such requirements are met, the examination of environmental effects is limited to those which the agency determines, in an Initial Study or other analysis; and

WHEREAS, in accordance with the California Environmental Quality Act (CEQA) the City completed a Modified Initial Study/15183 Checklist to determine whether the project could have a significant effect on the environment; and

WHEREAS, the proposed project is consistent with the General Plan EIR. All project impacts have been determined to be less than significant, or can be mitigated to a less-than-significant level given required compliance with General Plan policies or mitigation measures included in the General Plan EIR; and

WHEREAS, the project qualifies for exemption under CEQA Guidelines Section 15332, Class 32 (In-fill development); and,

WHEREAS, testimony received at a duly-noticed public hearing, along with exhibits and drawings and other materials have been considered in the review process.

NOW, THEREFORE, THE MORGAN HILL PLANNING COMMISSION DOES RESOLVE AS FOLLOWS:

SECTION 1. Recitals

The Planning Commission has considered the full record before it, which may include but not limited to such things as the staff report, public testimony, and other materials and evidence submitted or provided. Furthermore, the recitals set forth above are found to be true and correct and are incorporated herein by reference.

SECTION 2. California Environmental Quality Act Finding

Finding: The Modified Initial Study prepared for the Project has been completed in compliance with CEQA and consistent with state and local guidelines implementing CEQA.

The Planning Division of the City of Morgan Hill prepared an Initial Study for the Monterey-Kerely Project (Planning File No's. SD2021-0004, SR2021-0014, and EA2021-0012) in accordance with the requirements of the California Environmental Quality Act of 1970, as amended ("CEQA"), and state and local guidelines implementing CEQA; and

SECTION 3. **Vesting Tentative Map Finding** (MHMC Section 17.20.090)

Finding: The proposed subdivision, together with its provisions for its design and improvements, is consistent with the General Plan or specific plans adopted by the City.

The Vesting Tentative Map entitled "Vesting Tentative Map 19380 Monterey Road" submitted by Ruggeri Jensen Azar dated February 2022, attached as Exhibit A has been designed consistent with the City's General Plan, considering neighborhood circulation patterns, and providing future connections.

SECTION 4. Design Permit Findings (MHMC Section 18.101.040.J)

Finding: The project is consistent with the General Plan, and Zoning Ordinance.

The City of Morgan Hill 2035 General Plan designates the site as Mixed-Use Flex which permits a mix of residential, commercial, and office uses applied either vertically or horizontally. The Mixed-Use Flex designation allows 7 to 24 units per acre. The project is developing at 20 units per acre, consistent with the General Plan.

The project site is located in the MU-F Zoning District within Block Two of the Monterey Road Corridor. Typically to develop multi-family dwellings within this district, a Block Level Master Plan (BLMP)/PD Master Plan, and Conditional Use Permit would be required. SB 330 supersedes the Municipal Code requirement of a BLMP/PD Master Plan/Conditional Use Permit required for housing on this site.

Finding: The project is subject to the SB 330 permit streamlining process and has been designed consistent with the City's Design Review Criteria and the City's Residential Development Design and Development Standards

The proposed project complies with all applicable design standards and guidelines contained in the Design Review Handbook and the City's adopted Residential Development Design and Development Standards.

Finding: The proposed project development will not be detrimental to the public health, safety, or welfare or materially injurious to the properties or improvements in the vicinity.

The development site is not located adjacent to any wildlands that could expose people or structures to wildfire risks. The project site is not located within an earthquake fault zone. In addition, the project will comply with stormwater and building code requirements. The project will not be detrimental to the public health, safety, or welfare, and will not be materially injurious to the properties or improvements in the vicinity.

Finding: The proposed project complies with all Design Review criteria in subsection H. of Section 18.108.040 of the municipal code.

The project as proposed complies with all criteria in subsection H of Section 18.108.040 (Design Review Criteria) of the Morgan Hill Municipal Code as demonstrated in the staff report.

SECTION 6. The Planning Commission approves SD2021-0004/SR2021-0014/EA2021-0012: Monterey-Kerley (DeNova Homes). The design shall be expressly conditioned in conformance with conditions incorporated herein and as attached as Exhibit "B". Minor deviations to the site review permit may be approved by the Development Services Director when consistent with the overall intent of the project.

PASSED AND ADOPTED THIS 13th DAY OF SEPTEMBER 2022, AT A REGULAR MEETING OF THE PLANNING COMMISSION BY THE FOLLOWING VOTE:

AYES: COMMISSIONERS:

NOES: COMMISSIONERS:

ABSTAIN: COMMISSIONERS:

ABSENT: COMMISSIONERS:

ATTEST: **APPROVED:**

_____ _____

JENNA LUNA, Deputy City Clerk **JOSEPH MUELLER, Chair**

EXHIBIT "A"

VESTING TENTATIVE MAP

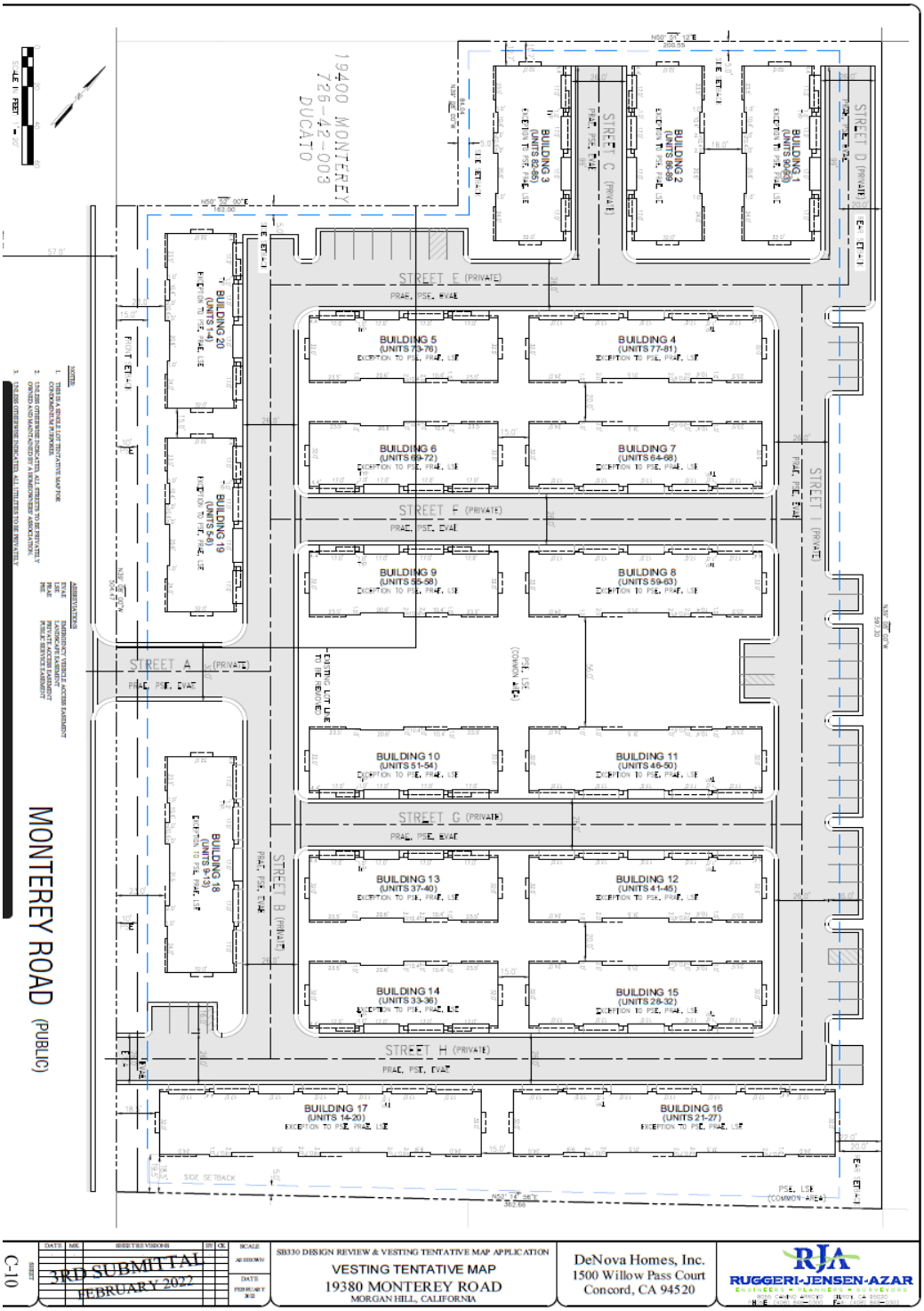


EXHIBIT "B" STANDARD CONDITIONS

APPLICATION NO: SD2021-0004/SR2021-0014/EA2021-0012- Monterey-Kerley (DeNova Homes)

THE FOLLOWING APPROVAL REQUIREMENTS AND ANY SPECIAL CONDITIONS SHALL BE APPLIED THROUGH THE DEVELOPMENT APPROVAL PROCESS.

Legend

MHMC= Morgan Hill Municipal Code
MHARH= Morgan Hill Architectural Review Handbook
CMH= City of Morgan Hill
CFC= California Fire Code

I. PROJECT DESCRIPTION

The condominium project will consist of 93-units, spread across 20, three-story buildings. With the exception of the southernmost buildings (Buildings 16 and 17), each of which will be arranged in a seven-plex configuration, the proposed buildings will be arranged in either fourplex or five-plex configurations. Each unit will provide a two-vehicle garage on the first floor, two floors of living space, and a second-floor deck. Three unit types are proposed: Unit 1 will consist of two bedrooms, while Units 2 and 3 will offer three bedrooms. Each unit will include a porch located at the first-floor entry, directly beneath each unit's second-floor deck. The proposed four-plex and seven-plex configurations will be constructed at a height of 40 feet, while five-plex configurations will be developed at a height of 40.25 feet.

The project will include 186 covered parking spaces (garage spaces) for residents, and 39 uncovered parking spaces for guests, for a total of 225 parking spaces. Each of the 93 garages will be pre-wired to contain the necessary infrastructure for future residents to be able to install and use electric vehicle (EV) charging stations. Approximately 41 percent of the proposed project's parking spaces will have EV charging capabilities. Every garage will include a 12 square foot space for long-term bicycle parking.

The project will include various amenities, including a dog park, picnic areas, passive recreation areas, and an exercise structure. Fifteen percent of the units (14) will be deed restricted inclusionary housing units restricted for moderate income households.

A single-lot Vesting Tentative Map will be created.

Concession

1. Floor Area Ratio: The maximum FAR for project sites zoned MU-F in the City is

0.5. The project has a maximum FAR of 0.98. At its hearing on Feb 16, 2022, the City Council made the requisite findings to concur with this concession of the MU-F standards.

The project shall comply with all requirements of related project approvals granted by the City, including all of the following:

A. Vesting Tentative Map SD2021-0004
B. Design Review SR2021-0014
D. Environmental Assessment EA2021-0012

II. PROJECT CONDITIONS OF APPROVAL

This Design Permit approval is limited to the plan sets prepared by RJA dated February 2022 and SDG Architects dated December 2021, on file (File Number SR2021-0014) with the Development Services Department. The approved building plans and landscape plans must be in substantial conformance with the Design Permit plans as determined by the Development Services Director. These documents show the location and dimensions of all vehicle and pedestrian circulation ways (ingress/egress), common areas, and other easement areas.

It shall be the responsibility of the Owner to ensure that any changes or modifications to the Project or any Unit are in compliance with the original City Conditions of Approval of the Project, which are incorporated herein.

PLANNING DIVISION

DEFENSE AND INDEMNITY

A. As part of, and in connection, with this application to the City of Morgan Hill, Applicant agrees to defend, indemnify, and hold harmless the City of Morgan Hill, its officers, agents, employees, officials and representatives (Indemnitees) from and against any and all claims, actions, or proceedings arising from any suit for damages or for equitable or injunctive relief which is filed against City to attack, set aside, void or annul its approval of this application or any related decision, or the adoption of any environmental documents which relates to said approval. The City shall promptly notify the Applicant of any such claim, action or proceeding and the City shall cooperate fully in the defense thereof. In the event that Applicant is required to defend Indemnitees in connection with the proceeding, Indemnitees shall retain the right to approve (a) the counsel to so defend Indemnitees; (b) all significant decisions concerning the manner in which the defense is conducted; and (c) any and all settlements, which approval shall not be unreasonably withheld. This indemnification shall include, but is not limited to, (a) all pre-tender

litigation costs incurred on behalf of the City, including City's attorney's fees and all other litigation costs and expenses, including expert witnesses, required to defend against any lawsuit brought as a result of City's approval or approvals; (b) reasonable internal City administrative costs, including but not limited to staff time and expense spent on the litigation, after tender is accepted; and (c) all damages, costs, expenses, attorney fees or expert witness fees that may be awarded to the prevailing party arising out of or in connection with the approval of the application or related decision. City may, in its sole discretion, participate in the defense of such action; but such participation shall not relieve Applicant of its obligations under this condition. The undersigned hereby represents that they are the Applicant or are fully empowered by the Applicant as their agent to agree to provide the indemnification, defense and hold harmless obligations, and the signature below represents the unconditional agreement by Applicant to be bound by such conditions.

TIME LIMITS

A. **Term:** The Design Permit approval granted pursuant to this Resolution shall remain in effect for two years to September 13, 2024. Failure to obtain building permits within this term shall result in termination of approval unless an extension of time is granted with a showing of just cause prior to expiration date. **(MHMC 18.108.040)**

B. **Term:** The Vesting Tentative Map approval granted pursuant to this Approval Certificate shall remain in effect for two years to September 13, 2024. Failure to apply for Final Map approval with the City Engineer within this term shall result in expiration of approval unless an extension of time is granted by the Development Services Department prior to the expiration date. **(MHMC 18.104.210)**

SITE DEVELOPMENT

A. **Final Site Development Plans:** Final site development plans shall be reviewed for conformance with the RJA plans dated February 2022 (SR2021-0014) and in accordance with Morgan Hill Municipal Code Section 18.108.040 (Design Permit) and approved by the Development Services Department prior to issuance of a building permit. All such plans shall include:

1. Detail depicting all concrete curbs as full formed.

2. Provision of catalogue drawings depicting the proposed parking area lighting fixtures. Exterior lighting of the building and site shall be designed so that lighting is not directed onto adjacent properties and light source is shielded from direct off-site viewing.

3. Ramps, special parking spaces, signing and other physical features for the

disabled, shall be provided throughout the site for all publicly used facilities.

4. All mechanical equipment, including electrical and gas meters, post indicator valve, backflow prevention devices, etc., shall be architecturally screened from view or located interior to the building. All ground mounted utility appurtenances such as transformers shall not be visible from any public right-of-way and shall be adequately screened through the use or combination of concrete or masonry walls, berming, and landscaping. **(MHARH p.20, 45, 79)** For additional screening, backflow preventers shall be painted dark green, except the fire connection which shall be painted yellow.

5. All existing on-site overhead utilities shall be placed underground in an approved conduit from the service connection at the street or at the property line to the service connection at the building.

B. **Pedestrian Access**: The Project shall provide pedestrian walkways in compliance with ADA requirements and with Section 18.72.060.H of the Morgan Hill Municipal Code, which states the following:

1. Parking lots with more than thirty parking spaces shall include a pedestrian walkway in compliance with ADA requirements.

2. The design of the pedestrian walkway shall be clearly visible and distinguished from parking and circulation areas through striping, contrasting paving material, or other similar method as approved by the Development Services Director.

C. **Bicycle parking**. The project shall provide short-term and long-term bicycle parking spaces in conformance with Section 18.72.080 and Table 18.72-7 of the Morgan Hill Municipal Code:

Table 18.72-7: Required Bicycle Parking Spaces

Land Use	Required Bicycle Parking Spaces	
	Short-Term Spaces	**Long-Term Spaces**
Multi-family dwellings	10 percent of required automobile spaces; min. of 4 spaces	1 per 5 units

1. **Short-Term/Class II Bicycle Parking Standards**. Short-term bicycle parking shall be located within one hundred feet of the primary entrance of the structure or use it is intended to serve.

2. **Long-Term Bicycle Parking Standards**. The following standards apply

to long-term bicycle parking:

a. Location. Long-term bicycle parking shall be located on or within seven hundred fifty feet of the use that it is intended to serve.

b. Security. Long-term bicycle parking spaces shall be secured. Spaces are considered secured if they are:

i. In a locked room or area enclosed by a fence with a locked gate;

ii. Within view or within one hundred feet of an attendant or security guard;

iii. In an area that is monitored by a security camera; or

iv. Visible from employee work areas.

3. **Parking Space Dimensions**.

a. Minimum dimensions of two feet by six feet shall be provided for each bicycle parking space.

b. An aisle of at least five feet shall be provided behind all bicycle parking to allow room for maneuvering.

c. 2 feet of clearance shall be provided between bicycle parking spaces and adjacent walls, polls, landscaping, pedestrian paths, and other similar features.

d. Four feet of clearance shall be provided between bicycle parking spaces and adjacent automobile parking spaces and drive aisles.

4. **Rack Design**. Bicycle racks must be capable of locking both the wheels and the frame of the bicycle and of supporting bicycles in an upright position.

5. **Cover**. Required cover for bicycle parking spaces shall be permanent, designed to protect the bicycle from rainfall, and at least seven feet above the floor or ground.

The location of all bicycle parking spaces shall be identified prior to issuance of a building permit.

D. **Electric Vehicle Charging Stations**: The Project shall provide electric vehicle charging stations in compliance with Section 18.72.040.C of the Morgan Hill Municipal Code. The project is required to provide two charging stations, plus one for each additional fifty parking spaces. The developer shall provide location of each charging station prior to issuance of building permit.

E. **Garage parking:** Residents shall use dedicated garages for parking. This requirement shall be incorporated into the Covenants, Conditions and Restrictions (CC&R's) for the project.

F. **Street Names:** Street names, private or otherwise, used to identify building

locations shall be submitted at building permit stage to the Planning Division for approval. Proposed street names shall comply with the Street Naming Policy approved by City Council (Resolution No. 4601).

BUILDING DESIGN

A. **Roof mounted mechanical equipment:** All roof mounted mechanical equipment shall be placed within a screened roof top enclosure depicted on the elevation drawings or located below the parapet level and shall not be visible from the ground at any distance from the building. Cross section roof drawings shall be provided at the building permit stage indicating the relative height of the screen wall or parapet. Minimum screen height or parapet depth shall be 5 feet or greater to match the height of any proposed equipment. **(MHARH p.48, 65, 87, 106)**

B. **Building mounted lighting:** Lighting fixtures shall not project above the facia or roofline of the building. Any ground mounted lighting projecting onto the building or site shall be subject to the review and approval of the Development Services Director. Adjustment to the lighting intensity may be required after the commencement of the use. **(MHARH p. 67, 109)**

C. **Architectural elements:** A final site development plan shall be provided at the building permit stage for review and approval to the Development Services Director prior to issuance of a building permit.

1. All vents, gutters, downspouts, flashing, electrical conduits, etc. shall be painted to match the color of the adjacent surface or otherwise designed in harmony with the building exterior.

2. Soffits and other architectural elements visible from view but not detailed on the plans shall be finished in a material in harmony with the exterior of the building.

PARKING, VEHICULAR ACCESS AND LANDSCAPING

A. **Parking lot landscaping:** All landscaping within parking lots shall comply with the requirements of Chapter 18.72 (Landscaping) in addition to the standards within this section.

1. **Interior Landscaping**. All areas within a parking lot not utilized for parking spaces or access/circulation shall be landscaped. For parking lots with more than fifteen spaces, the minimum amount of interior landscaping is specified in Table 18.72-6. Interior landscaping is defined as any landscaped area surrounded on at least two sides by parking spaces or drive aisles, and excluding areas around the perimeter of the parcel or development site.

Table 18.72-6: Minimum Required Parking Lot Landscaping

Number of Required Parking Spaces	Percent of Surface Parking Area to be Landscaped
16-30	10 percent
31-60	15 percent
Over 60	20 Percent

2. **Shade Trees**.
   a. One shade tree shall be provided for every five parking spaces in a parking lot.
   b. Shade trees shall be a minimum twenty-four-inch box in size and shall provide a minimum thirty-foot canopy at maturity.
   c. Shade trees shall be of a type that can reach maturity within fifteen years of planting and shall be selected from a city-recommended list of canopy tree species.
   d. Shade trees shall be arranged in a parking lot to provide maximum shade coverage (based on a thirty-foot canopy) on August 21. The arrangement should approximate nearly fifty percent shade coverage.

3. **Concrete Curbs**.
   a. All landscape areas shall be separated from parking spaces, drive aisles and driveways by a continuous, raised concrete curb. Raised concrete curbs shall be a minimum of six inches high by four inches deep.
   b. The city may approve alternatives to raised concrete curbs as needed to comply with any mandatory stormwater drainage standards.

4. **Parking Space Landscaping**. A maximum of two feet at the front end of a parking space may be landscaped with low shrubs or ground cover in which a vehicle could extend over in lieu of paving surface. This landscaping may not count toward minimum required parking lot landscaped area.

5. **Timing**. Landscaping shall be installed prior to the city's authorization to occupy any buildings served by the parking area, or prior to the final inspection for the parking lot.

B. **Planting and irrigation working drawings:** Detailed landscape planting and irrigation working drawings shall be submitted to the Development Services Director for approval prior to issuance of building permits. Landscape plans for streets and landscape easements shall be part of the improvement plan submittal.

C. **Lighting**: Walkways and pedestrian pathways in landscaped areas or common

areas not considered building entrances or a part of parking lot areas shall be illuminated with a minimum of one (1) foot-candle to ensure safe nighttime conditions. **(MHARH p.30, 67, 108)**

1. A final photometric plan shall be provided at the building permit stage for review and approval to the Development Services Director prior to issuance of a building permit.

D. **Maintenance of landscaping:** The landscaping installed and accepted with this project shall be maintained on the site as stated within the approved plans. Any alteration or modification to the landscaping shall not be permitted unless otherwise approved by the Development Services Director.

E. **Water Conserving Landscape Ordinance:** The landscape plans shall be in conformance with the City's Water Conserving Landscape Ordinance that was developed in accordance with California law. This Ordinance restricts landscaping turf to certain areas, specifies plant selection, requires certain types of irrigation equipment, and calls for the development of comprehensive water use calculations as an aspect of the submitted landscape plans. **(MHMC 18.64)**

F. **Reciprocal Ingress/Egress Easements:** Prior to issuance of a certificate of occupancy, the property owner shall record an appropriate deed restriction and covenant running with the land subject to review and approval of the Development Services Director for a reciprocal ingress/egress easement along the common driveway.

SIGNS

A. **Separate application required for sign approval:** Signs proposed for this development shall be designed in conformance with the Sign Ordinance and shall require separate application and approval by the Planning Division prior to installation of any signs.

B. **Directory signs required**: Directory sign(s) and location map(s) shall be provided for apartment, condominium, or townhouse projects prior to occupancy. Location of the sign(s) shall be interior to the project and design of the directory sign(s) shall be approved by the Planning Division and Fire Department prior to issuance of building permits. **(MHARH p.61)**

HABITAT PLAN

A. **Fees:** The approved project is covered pursuant to the Santa Clara Valley Habitat Plan (Habitat Plan) and subject to fees and conditions contained in the Habitat Plan.

B. **Application Package**: Prior to issuance of a grading permit, the project shall complete and submit a Habitat Plan Application Package. All fees shall be paid

prior to issuance of a grading permit. **(MHMC 18.132)**

C. **Conditions:** Any additional conditions or mitigations required by the Habitat Plan shall be clearly stated on all plans that involve any ground disturbing activity (i.e. grading plans, improvement plans, paving plans, demolition plans or other plans for site clearing or temporary stockpile of dirt). **(MHMC 18.132)**

AIR QUALITY

A. **Basic Construction Mitigation Measures (BCMMs) related to dust suppression.** The following measures shall be implemented with the project:

1. All exposed surfaces (e.g., parking areas, staging areas, soil piles, graded areas, and unpaved access roads) shall be watered two times per day.

2. All haul trucks transporting soil, sand, or other loose material off-site shall be covered.

3. All visible mud or dirt track-out onto adjacent public roads shall be removed using wet power vacuum street sweepers at least once per day. The use of dry power sweeping is prohibited.

4. All vehicle speeds on unpaved roads shall be limited to 15 mph.

5. All roadways, driveways, and sidewalks to be paved shall be completed as soon as possible. Building pads shall be laid as soon as possible after grading unless seeding or soil binders are used.

6. Idling times shall be minimized either by shutting equipment off when not in use or reducing the maximum idling time to five minutes (as required by the California airborne toxics control measure Title 13, Section 2485 of California Code of Regulations [CCR]). Clear signage shall be provided for construction workers at all access points.

7. All construction equipment shall be maintained and properly tuned in accordance with manufacturer's specifications. All equipment shall be checked by a certified visible emissions evaluator.

8. Post a publicly visible sign with the telephone number and person to contact at the lead agency regarding dust complaints. This person shall respond and take corrective action within 48 hours. The Air District's phone number shall also be visible to ensure compliance with applicable regulations.

BIOLOGICAL RESOURCES

A. **Preconstruction Nesting Bird Survey:** If construction activities associated with the proposed project are to be conducted during the breeding season (i.e., February 1 through August 31), a preconstruction nesting bird survey shall be conducted. The survey shall be performed by a qualified biologist no more than three days prior to the initiation of work, and shall encompass the project site as well as visual inspection of trees within 500 feet of the site to identify active nests. If nesting or breeding activity is not observed, further action is not required, and work may proceed without restrictions. All survey results shall be submitted to the City of Morgan Hill Development Services Department prior to the start of construction.

If construction activities are to be conducted outside of the breeding season (i.e., September 1 through January 31), preconstruction surveys for nesting migratory birds are not necessary.

B. **Buffer Zone:** If any active nests are located within the study area, an appropriate buffer zone shall be established around the nests, as determined by the project biologist. The biologist shall mark the buffer zone with construction tape or pin flags and maintain the buffer zone until the end of breeding season or the young have successfully fledged. Buffer zones are typically between 100 feet and 250 feet for migratory bird nests and between 250 feet and 500 feet for a raptor nest. If active nests are found within the study area, a qualified biologist shall monitor nests daily for a minimum of five days during construction to evaluate potential nesting disturbance by construction activities. If construction activities cause the nesting bird(s) to vocalize, make defensive flights at intruders, get up from a brooding position, or fly off the nest, then an exclusionary buffer shall be increased, as determined by the qualified biologist, such that activities are far enough from the nest to stop the agitated behavior. The exclusionary buffer shall remain in place until the chicks have fledged or as otherwise determined by a qualified biologist.

C. **Tree Removal Permit:** Any tree subject to Chapter 12.32 Restrictions on Removal of Significant Trees of the Morgan Hill Municipal Code requires approval from the Planning Division. The applicant shall request approval prior to removing any significant trees.

D. **Tree Protection:** Unless tree removal has been previously approved, all trees located within 25 feet of any site disturbance shall be protected using the following minimum protection measures (these guidelines shall be included with all site development plans):

1. Mark all trees to be saved with a survey flag or ribbon. Do not nail or staple directly to the tree.

2. Erect a temporary fence enclosing an area equal to at least the dripline of the tree (or as far from the trunk as possible). This tree protection zone shall not be used for parking, storage of building materials, or other equipment or the placement of temporary or permanent fill. Signs should be posted identifying the restriction of uses in the tree protection zone.

3. Locate structures, grade changes, and other ground or surface disturbances (e.g. concrete pours) as far as feasible from the “dripline” area of the tree.

4. Avoid root damage through grading, trenching, and compaction, at least within an area 1.5 times the dripline area of the tree. Where root damage cannot be avoided, roots encountered over 1 inch in diameter should be exposed approximately 12 inches beyond the area to be disturbed (towards the tree stem), by hand excavation, or with specialized hydraulic or pneumatic equipment, cut cleanly with hand pruners or power saw and immediately back-filled with soil. Avoid tearing or otherwise disturbing that portion of the roots to remain.

5. The addition of plant or other landscaping materials shall remain outside of the dripline of all trees.

6. All trees proposed to be removed from the project site shall be replaced at a 1:1 ratio. All replacement trees shall be a minimum of 15-gallons in size. All replacement trees shall be shown on the landscape plans and approved by the Development Services Director prior to the issuance of the building/grading permit.

CULTURAL RESOURCES

A. **Significant historic or archaeological materials:** A moderate potential exists for unrecorded historic-period archaeological resources to be within the project area. The developer shall enter into written contracts with an archaeologist and the Tamien Nation Tribe, and pay all fees associated with the activities required by this condition. The following policies and procedures for treatment and disposition of inadvertently discovered human remains or archaeological materials shall apply:

1. Prior to start of grading or earthmoving activity (includes demolition and moving of heavy equipment on site) on the “first day of construction”, the archaeologist and Tribal Monitor shall hold a pre-construction meeting for the purposes of "cultural sensitivity training" with the general contractor and subcontractors.

2. A Tamien Nation Tribal Monitor shall be present on-site to monitor all ground-disturbing activities and an archaeologist shall be on-call. Where

historical or archaeological artifacts are found, work in areas where remains or artifacts are found will be restricted or stopped until proper protocols are met, as described below:

a. Work at the location of the find will halt immediately within fifty feet of the find. If an archaeologist is not present at the time of the discovery, the applicant shall contact an archaeologist for evaluation of the find to determine whether it qualifies as a unique archaeological resource as defined by this chapter;

b. If the find is determined not to be a Unique Archaeological Resource, construction can continue. The archaeologist will prepare a brief informal memo/letter in collaboration with a tribal representative that describes and assesses the significance of the resource, including a discussion of the methods used to determine significance for the find;

c. If the find appears significant and to qualify as a unique archaeological resource, the archaeologist will determine if the resource can be avoided and will detail avoidance procedures in a formal memo/letter; and

d. If the resource cannot be avoided, the archaeologist in collaboration with a tribal representative shall develop within forty-eight hours an action plan to avoid or minimize impacts. The field crew shall not proceed until the action plan is approved by the Development Services Director. The action plan shall be in conformance with California Public Resources Code 21083.2.

3. The following policies and procedures for treatment and disposition of inadvertently discovered human remains or archaeological materials shall apply. If human remains are discovered, it is probable they are the remains of Native Americans,

a. If human remains are encountered, they shall be treated with dignity and respect as due to them. Discovery of Native American remains is a very sensitive issue and serious concern. Information about such a discovery shall be held in confidence by all project personnel on a need-to-know basis. The rights of Native Americans to practice ceremonial observances on sites, in labs, and around artifacts shall be upheld.

b. Remains should not be held by human hands. Surgical gloves should be worn if remains need to be handled.

c. Surgical mask should also be worn to prevent exposure to pathogens that may be associated with the remains.

4. In the event that known or suspected Native American remains are encountered, or significant historic or archaeological materials are discovered, ground-disturbing activities shall be immediately stopped. Examples of significant historic or archaeological materials include, but are not limited to, concentrations of historic artifacts (e.g., bottles, ceramics) or prehistoric artifacts (chipped chert or obsidian, arrow points, ground stone mortars and pestles), culturally altered ash stained midden soils associated with pre-contact Native American habitation sites, concentrations of fire-altered rock and/or burned or charred organic materials and historic structure remains such as stone lined building foundations, wells or privy pits. Ground-disturbing project activities may continue in other areas that are outside the exclusion zone as defined below.

5. An "exclusion zone" where unauthorized equipment and personnel are not permitted shall be established (e.g., taped off) around the discovery area plus a reasonable buffer zone by the contractor foreman or authorized representative, or party who made the discovery and initiated these protocols, or if on-site at the time or discovery, by the monitoring archaeologist and tribal representative (typically twenty-five to fifty feet for single burial or archaeological find).

6. The discovery locale shall be secured (e.g., 24-hour surveillance) as directed by the City or County if considered prudent to avoid further disturbances.

7. The Contractor Foreman or authorized representative, or party who made the discovery and initiated these protocols shall be responsible for immediately contacting by telephone the parties listed below to report the find and initiate the consultation process for treatment and disposition:
   - The City of Morgan Hill Development Services Director (408) 779-7247
   - The Contractor's Point(s) of Contact
   - The Coroner of the County of Santa Clara (if human remains found) (408) 793-1900
   - The Native American Heritage Commission (NAHC) in Sacramento (916) 653-4082
   - The Amah Mutsun Tribal Band (916) 481-5785 (H) or (916) 743-5833 (C)
   - The Tamien Nation (707)295-4011 (office) and (925)336-5359 (THPO)

8. The Coroner has two working days to examine the remains after being notified of the discovery. If the remains are Native American the Coroner has 24 hours to notify the NAHC.

9. The NAHC is responsible for identifying and immediately notifying the Most Likely Descendant (MLD). (Note: NAHC policy holds that the Native American Monitor will not be designated the MLD.)

10. Within 24 hours of their notification by the NAHC, the MLD will be granted permission to inspect the discovery site if they so choose.

11. Within 24 hours of their notification by the NAHC, the MLD may recommend to the City's Development Services Director the recommended means for treating or disposing, with appropriate dignity, the human remains and any associated grave goods. The recommendation may include the scientific removal and non-destructive or destructive analysis of human remains and items associated with Native American burials. Only those osteological analyses or DNA analyses recommended by the appropriate tribe may be considered and carried out.

12. If the MLD recommendation is rejected by the City of Morgan Hill the parties will attempt to mediate the disagreement with the NAHC. If mediation fails then the remains and all associated grave offerings shall be reburied with appropriate dignity on the property in a location not subject to further subsurface disturbance.

HAZARDOUS MATERIALS

A. Dieldrin has been identified as exceeding the regulatory levels at locations ID-1, ID-2, and ID-4 in the limited soil analysis conducted by Apex. Following demolition and prior to issuance of a grading permit, additional soil sampling (in areas not capped with concrete) at a minimum of eight locations (approximate depth of surface to ½ and 1 ½ to 2 feet) shall be completed for pesticides and pesticide related metals (lead, arsenic and mercury) and petroleum hydrocarbons such as gasoline, diesel, and motor oil and CAM 17 metals, to determine whether Regional Water Quality Control Board Environmental Screening Levels (ESLs) are exceeded in any additional samples. The additional samplings shall be included in the Soil Remediation and Soil Management Plan to be provided to SCCDEH.

B. Soil disturbance on-site shall be conducted under a Soil Remediation and Soil Management Plan, and shall be under the oversight of the Santa Clara County Department of Environmental Health (SCCDEH). The SCCDEH shall oversee implementation of the Soil Remediation and Soil Management Plan, which shall include, but shall not be limited to, sampling activities performed, relevant ESLs for identified contaminants, summary of contaminated concentrations, and

locations where ESLs are exceeded, and the plan for removing and properly disposing of the impacted areas. A qualified field geologist shall be present to observe excavation, disposal, and soil collection activities. Observations shall be made during demolition activities including, but not limited to, areas that may contain underground structures, buried debris, stained soils, waste drums, or odorous soils. If areas of possible contamination are encountered during demolition, they shall be properly handled. Stained soil, if encountered, a plan shall be developed for removal and proper disposal. The field geologist shall prepare a report summarizing the results of the Workplan for Shallow Soil Remediation upon completion of soil remediation activities. The report shall be submitted to the City of Morgan Hill Development Services Department for review and approval prior to issuance of a grading permit.

C. The former inground lift shall be disposed of in a regulatory approved manner. Once removed, testing shall be completed on surrounding soil for contaminants. If soil contamination is found to exceed ESLs, a plan shall be developed for the removal and proper disposal.

D. Prior to issuance of a demolition permit for on-site structures, the project applicant shall consult with certified Asbestos and/or Lead Risk Assessors to complete and submit for review to the Building Department an asbestos and lead survey. If asbestos-containing materials or lead-containing materials are not discovered during the survey, further mitigation related to asbestos-containing materials or lead-containing materials shall not be required. If asbestos-containing materials and/or lead-containing materials are discovered by the survey, the project applicant shall prepare a work plan to demonstrate how the on-site asbestos-containing materials and/or lead-containing materials shall be removed in accordance with current California Occupational Health and Safety (Cal-OSHA) Administration regulations and disposed of in accordance with all CalEPA regulations, prior to the demolition and/or removal of the on-site structures. The plan shall include the requirement that work shall be conducted by a Cal-OSHA registered asbestos and lead abatement contractor in accordance with Title 8 CCR 1529 and Title 8 CCR 1532.1 regarding asbestos and lead training, engineering controls, and certifications. The applicant shall submit the work plan to the City for review and approval. The City has the right to defer the work plan to the Santa Clara County Department of Environmental Health for additional review. Materials containing more than one (1) percent asbestos that is friable are also subject to BAAQMD regulations. Removal of materials containing more than one (1) percent friable asbestos shall be completed in accordance with BAAQMD Section 11-2-303.

NOISE

A. **Construction Hours:** The project shall comply with Chapter 8.28 of the Morgan Hill Municipal Code which prohibits construction activities between 8:00 PM and 7:00 AM, Monday through Friday, and between 6:00 PM and 9:00 AM on

Saturdays. Construction activities may not occur on Sundays or federal holidays.

B. **Window and Door Upgrades:** To comply with the General Plan's interior noise level criteria including a factor of safety, the windows and doors of the building locations identified on Figure 9 (Window and Door Upgrade Locations-Bedrooms) and Figure 10 (Window and Door Upgrade Location -Other Habitable Rooms) (see Modified Initial Study for figures) shall be upgraded to the minimum STC rating indicated. Figure 9 shows the locations and associated STC ratings needed for bedroom windows/doors. Figure 10 illustrates the locations and associated STC ratings required for all other habitable room windows/doors.

C. **Mechanical Ventilation**: Mechanical ventilation (air conditioning) shall be provided to all residences of the proposed project to allow the occupants to close doors and windows, as desired, for additional acoustical isolation.

D. **Disclosure:** Disclosure statements shall be provided to all prospective residents of the proposed project, notifying of elevated noise levels during railroad passages, particularly during nighttime operations and periods of warning horn usage.

E. **Construction Noise:** During project construction, the project contractor shall ensure that to the maximum extent feasible, the following measures are incorporated into the project construction operations:

- Noise-generating construction activities shall be limited to the hours identified in Municipal Code Section 8.28.040(D);
- The project shall utilize temporary construction noise control measures including the use of temporary noise barriers, or other appropriate measures as mitigation for noise generated during construction of projects;
- All noise-producing project equipment and vehicles using internal-combustion engines shall be equipped with manufacturers-recommended mufflers and be maintained in good working condition;
- All mobile or fixed noise-producing equipment used on the project site that are regulated for noise output by a federal, State, or local agency shall comply with such regulations while in the course of project activity;
- Electrically powered equipment shall be used instead of pneumatic or internal-combustion-powered equipment, where feasible;
- Material stockpiles and mobile equipment staging, parking, and maintenance areas shall be located as far as practicable from noise-sensitive receptors;
- Project area and site access road speed limits shall be established and enforced during the construction period; and

- Nearby residences shall be notified of construction schedules so that arrangements can be made, if desired, to limit their exposure to short-term increases in ambient noise levels.

The aforementioned criteria shall be included in the project improvement plans submitted by the applicant/developer for review and approval to the City of Morgan Hill Development Services Department, prior to issuance of grading permits. Exceptions to allow expanded construction activities shall be reviewed on a case-by-case basis as determined by the City Engineer.

F. **Masonry Wall:** A 6-foot-tall masonry wall shall be constructed along the shared commercial/residential property line (i.e., northern project boundary). The location of the recommended noise barrier is illustrated on Figure 11 (Noise Barrier Location) (see Modified Initial Study for figure). The construction of a 6-foot-tall masonry wall at the location illustrated on Figure 11 is estimated to provide approximately 5 dB of attenuation of commercial noise at the project site, which would reduce the highest measured hourly average (Leq) commercial operations noise level to a state of compliance with the General Plan 60 dB Leq exterior noise level standard.

GENERAL

A. **Mitigation Fee Act:** Notice is hereby given that, pursuant to the Mitigation Fee Act, the City of Morgan Hill charges certain fees (as such term is defined in Government Code Section 66000) in connection with approval of this development project for the purpose of defraying all or a portion of the cost of public facilities related to this development project (Mitigation Fee Act Fees). These fees do not include fees for processing applications for governmental regulatory actions or approvals, or fees collected as part of development agreements. The Mitigation Fee Act Fees applying to this project are listed in the schedule of fees to be provided at building permit stage. Notice is also hereby given that the Developer has an opportunity to protest the imposition of the Mitigation Fee Act Fees within 90 days of the approval or conditional approval of this development project and that the 90-day protest period has begun.

B. **Covenants, Conditions and Restrictions**: The applicant shall provide a set of Covenants, Conditions and Restrictions (CC&R's), Bylaws and Articles of Incorporation, for review and approval by the Development Services Director prior to final occupancy or recordation of a final map. All such CC&Rs shall include the following:

1. The Owners recognize that the use, modification and proper maintenance of the Common Area and public right-of-way(s)* are for the benefit of all citizens of the City of Morgan Hill (City) and that the City is an intended third-party beneficiary of these covenants, conditions and restrictions and may, upon notice of hearing as set forth below, exercise the same powers

of enforcement as the Association.

*Public right-of-way: Exclusive of streets dedicated to and accepted by the City of Morgan Hill.

2. The City may, by mail or personal delivery, give written notice of the breach of any maintenance obligation to the Association with a demand that such breach be remedied. If such breach is not remedied within thirty (30) days of the mailing or delivery of such notice, the City shall have standing and the right (but not the obligation) to bring a court action against the Association and Owners to enforce such provision. In addition, the City shall be entitled to recover reasonable attorneys' fees and costs incurred in such action.

3. The Notice may also contain a date for a hearing on the matter before a City employee designated by the City (which hearing shall be held no sooner than fifteen (15) days after mailing of such notice), and if after such hearing the City determines that there has been inadequate maintenance, the City shall have the right (but not the obligation) to undertake the maintenance of the Common Area or public right-of-way in question. Any and all costs incurred by the City in so maintaining the Common Area or public right-of-way shall be a lien against all the properties included with the Project and shall be the personal responsibility of the Owners and the Association.

4. The entire Project and all of the properties located thereon shall be subject to the conditions and restrictions of all subdivision and other Project approvals by the City, with respect to the Project. Any changes and/or modifications to the Project and/or any Unit, including but not limited to changes to the exterior of any Unit, may be subject to review and approval of the City of Morgan Hill as may be determined by review of the Project approvals by the City of Morgan Hill.

5. This section may not be amended without the prior written consent of the Development Services Director for the City. Nothing contained in this section shall limit any other right or remedy which the City may have under its ordinances or state law.

6. For the purposes of this section, the question of whether there has been a breach of a maintenance obligation or adequate maintenance shall be determined by the provisions of the original Declaration as first recorded with the County Recorder for Santa Clara County and by any amendment thereto, but only to the extent that such maintenance obligation or duty of maintenance is increased by such amendment.

ENGINEERING DIVISION

Project Specific

A. **Final Map:** The project's Tract/Final Map shall be approved by the City Council prior to issuance of a grading permit. (MHMC 17.20.390; 17.24.210)
   1. Public Service Easement: The project shall dedicate a 10' wide Public Service Easement (PSE) along the Monterey Road frontage.
   2. The project shall provide the following easements on site: Public Service Easement (PSE), Emergency Vehicle Access Easement (EVAE), Private Access Easement (PRAE), and Landscape Easement (LSE).

B. **Parkland Dedication/Parkland Fee In-Lieu:** This project is subject to the Parkland Dedication and Parkland Fee In-Lieu requirements (MHMC 17.28).
   1. The developer shall pay fees, in-lieu of parkland dedication, at the time of filing of the project's final map to meet the parkland obligation. The project's parkland obligation will be calculated using the formula shown in MHMC Section 17.28.060 and is estimated to be $1,957,482.
   2. Private recreation credits, which could allow a credit of up to 40% towards the parkland obligation, could be available for private open space(s) within the subdivision that meets the standard requirements listed in MHMC Section 17.28.130.

C. **Sewer System Improvements**
   1. **Private Sanitary Sewer Maintenance Agreement:** Prior to final map approval/building permit issuance, the Owner(s) shall enter into a Private Sanitary Sewer Maintenance Agreement with the City for maintenance of all private sanitary sewer facilities which includes the private sewer mains, sewer laterals, force main and lift station (if necessary), and any other appurtenances. The Agreement shall be recorded at the County Recorder's Office prior to building final.

D. **Stormwater Infrastructure/Stormwater Management:** The project is located within the jurisdiction of the San Francisco Bay (Region 2) Regional Water Quality Control Board (RWQCB). However, the City is regulated by the Central Coast RWQCB (Region 3) through an NPDES permit (State Water Resources Control Board Water Quality Order No. 2013-0001-DWQ; National Pollutant Discharge Elimination System (NPDES) General Permit No. CAS000004) and the City's Residential Development Design and Development Standards require that the project comply with the Central Coast (Region 3) requirements as documented by the Stormwater Management Guidance Manual for Low Impact Development and Post-Construction Requirements ("Stormwater Guidance Manual"). Therefore, the project is required to use the more stringent Low Impact Development (LID) design strategies from the Central Coast (Region 3).

1. At improvement plan/building permit stage, the project shall address the following:
   a. Submit the final Stormwater Runoff Management Plan and final Stormwater Control Plan (SWCP)/Report that comply with the Stormwater Guidance Manual.
   b. Submit revised plans to show the construction details for the proposed Filterra Treatment planters, subsurface infiltration systems, overflow structures, and outlet pipes.

2. The proposed subsurface infiltration systems shall comply with Chapter 6.5, "Subsurface Infiltration System" and Appendix A of the SCVURPPP C.3 Stormwater Handbook and the Santa Clara Valley Water District's (SCVWD) Guidelines for Stormwater Infiltration Devices.

3. Maintenance Access to Stormwater Facilities: All stormwater management control measures shall be accessible at any given time for the purpose of operation, maintenance, and inspections. At improvement plan/building permit stage, the developer/owner(s) shall provide the inspection and equipment access details in the Stormwater Facility Maintenance section of the SWCP and in the Stormwater BMP Operation and Maintenance Agreement.

4. On-Site Retention Facility(ies): Due to lack of existing off-site drainage conveyance adjacent to the project, the project shall provide on-site retention facility(ies) designed to retain the 100-year, 24-hour design storm volume. The retention facilities shall comply with current City standards and other applicable requirements.
   a. The 100-year, 24-hour design storm event volume of 6.50" rainfall is per the City's 2018 Storm Drain Master Plan's Hydrologic and Hydraulic Design Criteria.
   b. Per City Storm Drain Design Standard Section 4.1600, 25% of the total retention basin volume shall be considered freeboard.
   c. The on-site drainage retention volume may coincide with the project's stormwater post-construction requirements.

E. **Street Improvements:**

1. **Utility Undergrounding**: The project shall underground the existing overhead utilities following overhead utilities along the project's Monterey Road frontage only and locate the facilities underneath the sidewalk.

2. At building permit stage, the pavement section design of Monterey Road shall be verified based on actual field conditions (arterial street standard TI=8 and true R value).

3. Detailed review of the proposed street improvements, including Broadband design, will be performed at the improvement plan/building permit stage.

F. **Water System Improvements:**

1. **Dedicated Irrigation Service**: The project shall provide a dedicated irrigation service, meter, and backflow preventor assembly in accordance with current City standards.

2. **Private On-Site Domestic and Fire Mains**: The proposed on-site domestic and fire mains within the private streets/drive aisles shall be privately owned and maintained water systems by the property owner(s) or the Homeowners' Association (HOA).
   a. The private domestic water systems shall be looped to have two separate connections to the City water main. Each domestic connection to the City main shall have a public master meter and each fire connection to the City main shall have a double check detector backflow assembly; all water connections shall comply with current City standards.
   b. The project shall include ownership and maintenance responsibilities of the on-site private water systems in the HOA's Covenants, Conditions, and Restrictions (CC&Rs) that are recorded concurrently with the Final Map.

3. **Public Water Main Relocation**: The project shall relocate the existing 8" City water main from the future detached sidewalk alignment to the adjacent roadway. The relocation shall be along the entire Monterey Road project frontage. The edge of the relocated water main trench shall be a minimum of 2' from the concrete lip of gutter and comply with current City standards.

4. **Water Main Separation Criteria**: All new water main installations (public and private) shall adhere to the separation criteria established by the California Waterworks Standards (California Code of Regulations (CCR), Title 22, Division 4, Chapter 16, Section 64572). Any proposal for alternative compliance to these requirements shall be submitted to the State Water Resources Control Board' Division of Drinking Water, pursuant to CCR, Title 22, Section 64551.100.

GENERAL

A. **Final Map:**

1. The applicant shall have a Final Map prepared by a registered engineer (licensed prior to 01/01/1982: registration number 33,965 or lower) or licensed land surveyor delineating all parcels and easements created. There shall be concurrence in writing by PG & E, Telephone, Cable TV and any other affected agencies to all improvements and easements which are applicable to them. The number and locations of monuments shall be set as required by the City Engineer. **(MHMC 17.20.200 A; 17.20.290;**

17.24.010)

B. **Public and Private Improvements**: The applicant shall cause the construction of all public and private improvements in accordance with the latest City Standard Drawings and Specifications. **(MHMC 12.02.090 A; 17.32.010 A)**

C. **Improvement Plans**: The applicant shall submit as part of the improvement drawings for the project, profiles of all improvements in the project and typical cross-sections of all streets and details of curbs, gutters, and sidewalks, to be accomplished to the satisfaction of the City Engineer prior to submittal of Final Map. **(MHMC Sec 17.32.060 B; 17.32.070; 17.32.080 A)**

1. Improvement plans shall show water lines, sanitary sewer, storm drain system, pavement widths, curve radius, and existing utilities.

D. **Encroachment Permits**: Obtain necessary encroachment permits from the City of Morgan Hill and provide guarantee covering off-site improvements. **(MHMC 12.08.040 A; 12.08.090)**

E. **Subdivision Improvement Agreement**: Enter into a Subdivision Improvement Agreement (SIA) with the City of Morgan Hill to cover required improvements. **(MHMC 12.02.150; 17.32.010 B; 17.32.160)**

F. **Impact Fee and Fee Increase:** The City of Morgan Hill, pursuant to City Code Chapter 3.56 has established impact fees to finance the cost of improvements required by new development. City Code Chapter 3.56.050 provides for automatic annual (July 1st) adjustment of those fees in existence utilizing the Engineering News Record Index for the preceding twelve months. The City maintains historical records on the Engineering News Record Index. These records are available for inspection during normal business hours. **(MHMC 3.56.010; 3.56.030; 3.56.050)**

1. The developer shall pay all applicable impact fees in effect at the time of application submittal (August 12, 2021) and other engineering review fees prior to building permit issuance and at building final. The fees shall be based on the Public Works Fee Schedule prepared by Land Development Engineering.

STREET IMPROVEMENTS

A. **Public and Private Streets**: The applicant shall cause the design and construction of all new public and private streets serving the project. The design of all new public and private streets shall be consistent with the General Plan Land Use and Circulation Element as well as the Street Standard Details as contained within the Public Works Standards Details. The construction of the streets shall be undertaken to the lines and grades and in a manner satisfactory

to the City Engineer. All street improvements shall be constructed to the satisfaction of the City Engineer. The timing of the improvements will be determined by the City. **(MHMC 12.02.010; 12.02.090; 17.32.060 B; CMH General Plan; CMH Design Standards and Standard Details for Construction)**

B. **Installation and Dedication of Streets**: The project shall install and dedicate street improvement including, but not limited to, curb and gutter, sidewalk, compaction, street paving, oiling, storm drainage facilities, sewer and water, fire protection, undergrounding of utilities and street lighting in conformance with City of Morgan Hill requirements. **(MHMC 12.02.010; 12.02.50; 12.02.080; 12.02.100; 17.28.010; 17.32.060)**

C. **Right-of-Way Dedications:** The project shall dedicate and /or rededicate, in fee, a total of approximately 57 feet from center line of public right-of-way on Monterey Road. **(MHMC 12.02.010; 12.02.50; 12.02.080; 12.02.90; 12.02.100; 17.28.010)**

D. **Underground existing utilities**: All existing overhead utilities adjacent to any site boundary or along any street frontage of site shall be placed underground in accordance with City standards and affected utility company guidelines. **(MHMC 12.02.090 B; 17.32.020 E.1)**

E. **Street Trees:** The proposed street trees shall comply with the street tree species and spacing listed under the applicable zone in the Master Street Tree List of the City's Master Street Tree Plan.

SANITARY SEWER SYSTEM

A. **Design of Sewer Improvements**: The applicant shall cause to be undertaken the design and construction of sanitary sewer improvements including, but not limited to installation of sewer line extension on the proposed public street(s) or private street(s)/drive aisle(s). The sanitary collection system shall include, but not be limited to manholes with manhole frames and covers, cleanouts, wye-branches and laterals, and separate sewer taps to each lot. These are to be installed by the developer. **(MHMC 13.20.355; 17.32.020 C; CMH Sewer System Master Plan; CMH Design Standards and Standard Details for Construction)**

B. **Sewer Connections**: All existing and future sewer lines shall be tied into the City's system and existing septic systems shall be abandoned in accordance with City requirements. **(MHMC 13.24.060; 17.32.20 C)**

STORM DRAIN SYSTEM

A. **Storm Drainage Study**: A complete storm drainage study of the proposed development must be submitted showing amount of run-off, and existing and proposed drainage structure capacities. This study shall be subject to review and

approval by the City Engineer. All needed improvements will be made by the applicant. No overloading of the existing system will be permitted. **(MHMC 17.32.020 B;17.32.090; CMH Design Standards and Standard Details for Construction)**

B. **Storm Drainage Design**: The applicant shall cause the design and construction to be undertaken for a storm drainage collection system shown on the Tentative Map/Design Review plans. All storm drain improvements shall be constructed to the satisfaction of the City Engineer. **(MHMC 17.32.020 A & B)**

C. **Storm Drainage Capacity**: Collection system shall be designed to be capable of handling a 10-year storm without local flooding. On-site detention facilities shall be designed to a 25-year storm capacity. Streets shall be designed to carry 100-year storm. Items of construction shall include, but not be limited to installation of storm line extension on proposed public street(s), surface and subsurface storm drain facilities, manholes with manhole frames and covers, catch basins and laterals. Note: the project may be required to retain stormwater runoff as part of resolution R3-2013-0032 prior to releasing discharge rates at pre-development flows. **(MHMC 17.32.020 B; 18.74.440; CMH Design Standards and Standard Details for Construction; CMH Storm Drainage System Master Plan)**

D. **Storm Drainage General Requirements:** Prior to issuance of a grading permit, the applicant shall complete the following to the satisfaction of the City Engineer.

1. Storm drain calculations to determine detention/retention pond sizing and operations.

2. Plan describing how material excavated during construction will be controlled to prevent this material from entering the storm drain system.

3. Water Pollution Control Drawings (WPCD) for Sediment and Erosion Control.
(**CMH Design Standards and Standard Details for Construction)**

E. **NPDES Construction Activity General Permit/SWPPP Requirements**: As required by the State Water Resources Control Board (SWRCB) Order No. 2009-0009-DWQ, construction activity resulting in a land disturbance of one (1) acre or more of soil, or whose projects are part of a larger common plan of development that in total disturbs more than one (1) acre, are required to obtain coverage under the National Pollutant Discharge Elimination System (NPDES) General Permit No. CAS000002 for Discharges of Storm Water Associated with Construction Activity (General Permit). To be permitted with the SWRCB under the General Permit, owners must file a complete Notice of Intent (NOI) ONLINE at: http://smarts.waterboards.ca.gov/smarts/faces/SwSmartsLogin.jsp and develop a Storm Water Pollution Prevention Plan (SWPPP) Manual in accordance with

the General Permit. The SWPPP Manual shall follow the CASQA SWPPP template/format at https://www.casqa.org/store/products/tabid/154/p-167-construction-handbookportal-initial-subscription.aspx and shall be approved by Public Works Engineering. A Waste Discharger Identification (WDID) number to be issued to the construction site after the SWRCB receives and verifies the submitted ONLINE NOI information. The WDID number and approved SWPPP Manual shall be provided to Public Works and the Building Department prior to any approval of grading activities **(SWRCB NPDES General Permit CA000002).**

F. **NPDES General Permit/Site SWPPP Inspections and Compliance**:

1. ALL project onsite and offsite construction activity shall have the site inspected by a **qualified third party SWPPP Inspector (QSD or QSP or RCE).**

2. SWPPP Inspections shall occur weekly during the rainy season (September 15th thru May 1st).

3. SWPPP Inspections shall occur bi-weekly during the non-rainy season.

4. 48 hours prior to and following a forecasted rain event, SWPPP Inspections shall occur in addition to those of items 2 or 3 above.

5. Per each of the inspection conditions 2, 3, or 4, SWPPP inspection reports, and when applicable, Rain Event Action Plans (REAPS) shall be e-mailed to: sw.construction@morganhill.ca.gov no later than 12:00 PM each Monday for the previous week's inspections with a brief statement whether the site is in compliance or non-compliant.

6. Prior to rain events, BMPs not in compliance will need to be corrected immediately.

7. Illicit discharges per the NPDES General Permit, non-compliance of tracking control, and inlet protection within the public right of way shall be address immediately.

8. Other non-compliance issues need to be addressed within a 24-hour period.

9. Non-compliance issues which have been corrected shall be verified by NPDES SWPPP Inspector by a follow up inspection.

10. BMPs maintenance/inspections shall include tree protection, if applicable.

WATER SYSTEM

A. **Domestic Water System**: The applicant shall cause the design and construction

to be undertaken of a domestic water system to the satisfaction of the City Engineer. The water system improvements shall be constructed within public easements or street rights-of-way to the satisfaction of the City Engineer and dedicated to the City. **(MHMC 17.32.020 A & D; CMH Design Standards and Standard Details for Construction; CMH Water System Master Plan)**

B. **Water well abandonment**: Abandonment of any existing water well shall be in conformance with Santa Clara Valley Water District (SCVWD) Ordinance 90-1. Location and disposition to be shown on the plan. Well(s) shall be properly registered with the SCVWD and either be maintained or abandoned in accordance with SCVWD standards.

C. **Water line extension**: Install water line extension on the proposed public streets and/or private streets. **(MHMC 17.32.020 A & D; CMH Water System Master Plan)**

D. **Water Master Meter**: All residential units are being served by a master public meter(s) and shall be privately sub-metered as allowed pursuant to Section 13.04.130.C of the Morgan Hill Municipal Code:

1. The owner shall obtain approval/permit from the Public Works Department for the submeter system.
   a. Any submeters shall accurately and completely measure all water consumed from the municipal water system.
   The owner shall agree to charge the tenant of each unit a water utility charge strictly based on the consumption by the occupants of the unit.
   c. Installation, maintenance and monitoring of the submeter system shall be the responsibility of the owner, and in no circumstances shall the City be responsible.
   d. If any water conservation plan is implemented or imposed by the City, the owner shall be responsible for complying with any reductions required by such plan as measured by consumption on the meter(s) directly connected to the municipal water system.
2. Failure to abide by the above conditions, and/or any other conditions the City may impose, may result in revocation of any permit issued and/or other action as authorized by law, such as at the owner's expense to install individual public water meters for each unit.
3. Owner/developer shall execute an agreement with the City to cover/outline the requirements of Section 13.04.130.C of the Municipal Code to be reviewed and approved by the City Engineer or designee.

4. Records of bookkeeping and private sub-metering usage shall be accurately maintained digitally. Upon request from the City, records shall be produced to the City within a 24-hour period.

OTHER CONDITIONS

A. **Easement Dedications**: The owner shall dedicate all necessary utility easements. **(MHMC 12.02.080 D; 17.28.010 A)**

B. **Undergrounding new utilities**: The applicant shall cause the design and construction required to underground all electric, gas, Cable TV and communication lines within the development. Such design and construction shall be to the satisfaction of the affected utilities and the City Engineer. (MHMC 17.32.020 E.1)

C. **Landscaping and Irrigation Systems**: Landscaping and irrigation systems serving common areas that are required to be installed in the public right-of-way on the perimeter of this tract area shall be continuously maintained by the property owner or designated maintenance entity.

D. **Final Landscape Plans**: Final landscape plans shall be submitted with and included as part of the improvement plans for the subdivision. **(MHMC 17.08.090)**

E. **Pre-construction Meeting**: Prior to the approval of any Building Permit for grading activity, the developer shall schedule a pre-construction meeting with the Public Works Inspection Division with the following project team members:
   1. Civil Engineer of record
   2. Geotechnical Engineer of record
   3. Third Party QSD/QSP SWPPP Inspector
   4. General Contractor
   5. Sub-Contractors

F. **As-Built Submittal Standards**: The developer shall submit digital as-builts of the project's Final Map, Grading Plan, and Improvement Plans which adhere to the City's updated GIS/CAD Developer Submittal Standards.

NPDES WATER QUALITY STORMWATER MANAGEMENT DEVELOPMENT STANDARDS

A. **Stormwater Post Construction Requirements (PCRs):** Project shall comply with the California Regional Water Quality Control Board Central Coast Region Resolution No. R3-2013-0032 as documented by the **Stormwater Management Guidance Manual for Low Impact Development and Post-Construction Requirements** (developed from Resolution No. R-2013-0032 Attachment 1 and 2 at: http://www.waterboards.ca.gov/centralcoast/water_issues/programs/stormwater/

docs/lid/lid_hydromod_charette_index.shtml). A copy of the Guidance Manual can be obtained from the City's Land Development Engineering webpage. Project shall provide Stormwater Runoff Management Plan, Stormwater Control Plan and Checklist, and applicable calculations per the Guidance Manual. Project shall meet the applicable Post-Construction Requirements:

1. Performance Requirement 1: Site Design and Runoff Reduction
2. Performance Requirement 2: Water Quality Treatment
3. Performance Requirement 3: Runoff Retention
4. Performance Requirement 4: Peak Management

B. **Peak Storm Water Runoff Discharge Rates** - Post-development peak storm water runoff discharge rates shall not exceed the estimated pre-development rate for developments where the increased peak storm water discharge rate will result in increased potential for downstream erosion. Note: the project may be required to **retain** stormwater runoff as part of resolution R3-2013-0032 prior to releasing discharge rates at pre-development flows.

C. **Storm Drain System Stenciling and Signage**: All storm drain inlets and catch basins within the project area must be stenciled with prohibitive language (such as: "NO DUMPING – DRAINS TO CREEK") and/or graphical icons to discourage illegal dumping. Signs and prohibitive language and/or graphical icons, which prohibit illegal dumping, must be posted at public access points along channels and creeks within the project area. Legibility of stencils and signs must be maintained.

D. **Outdoor Material Storage Areas:** The following Structural or Treatment BMPs are required for outdoor material storage areas:

1. Materials with the potential to contaminate storm water must be: (1) placed in an enclosure such as, but not limited to, a cabinet, shed, or similar structure that prevents contact with runoff or spillage to the storm water conveyance system; or (2) protected by secondary containment structures such as berms, dikes, or curbs.
2. The storage area must be paved and sufficiently impervious to contain leaks and spills.
3. The storage area must have a roof or awning to minimize collection of storm water within the secondary containment area.

E. **Design Standards for Structural or Treatment Control BMPs**: The post-construction treatment control BMPs shall incorporate, at a minimum, either a volumetric or flow- based treatment control design standard, or both, as identified below to mitigate (infiltrate, filter or treat) storm water runoff:

1. Volumetric Treatment Control BMP
   a. The 85th percentile 24-hour runoff event determined as the maximized capture storm water volume for the area, from the formula recommended

in Urban Runoff Quality Management, WEF Manual of Practice No. 23/ASCE Manual of Practice No. 87, (1998); or

b. The volume of annual runoff based on unit basin storage water quality volume, to achieve 80 percent or more volume treatment by the method recommended in California Stormwater Best Management Practices Handbook – Industrial/ Commercial, (2003); or

c. The volume of runoff produced from a historical-record based reference 24-hour rainfall criterion for "treatment" that achieves approximately the same reduction in pollutant loads achieved by the 85th percentile 24-hour runoff event.

2. Flow Based Treatment Control BMP

a. The flow of runoff produced from a rain event equal to at least two times the 85th percentile hourly rainfall intensity for the area; or

b. The flow of runoff produced from a rain event that will result in treatment of the same portion of runoff as treated using volumetric standards above.

F. **Stormwater Runoff Management Plan (SWRMP)**: The Stormwater Runoff Management Plan shall include sufficient information to evaluate the environmental characteristics of affected areas, the potential impacts of the proposed development on water resources, and the effectiveness and acceptability of measures (post construction BMPs) proposed for managing stormwater runoff.

1. The Stormwater Runoff Management Plan shall be prepared under the direction of a professional civil engineer registered in the State of California. The responsible professional civil engineer shall stamp and sign the approved Stormwater Runoff Management Plan.
2. The developer shall provide a signed certification from the civil engineer responsible for preparing the Stormwater Runoff Management Plan that all stormwater best management practices have been designed to meet the requirements of this chapter.
3. Each certifying civil engineer shall establish to the City's satisfaction that such person has been trained on the design of stormwater quality best management practices not more than three years prior to the certification signature date.
4. Qualifying training shall be conducted by an organization with stormwater quality management expertise, such as a university, the Bay Area Stormwater Management Agencies Association, the American Society of Civil Engineers, the American Public Works Association, or the California Water Environment Association.

G. **Stormwater BMP Operation, Maintenance, and Replacement Responsibility**

1. Prior to building final, the property owner shall submit a signed certification (with signature, date & license number/seal) certifying that all post-

construction stormwater management/BMP facilities shown on the as-built drawings were inspected by the civil engineer (or by a qualified third party stormwater inspector hired by the permittee/owner) and have been constructed in accordance with the approved plans and specifications.

2. All on-site stormwater management facilities shall be operated and maintained in good condition and promptly repaired/replaced by the property owner(s), an owners' or homeowners' association or other legal entity approved by the City.
3. Any repairs or restoration/replacement and maintenance shall be in accordance with City-approved plans.
4. The property owner(s) shall develop a maintenance schedule for the life of any stormwater management facility and shall describe the maintenance to be completed, the time period for completion, and who shall perform the maintenance. This maintenance schedule shall be included with the approved Stormwater Runoff Management Plan.

H. **Stormwater BMP Operation and Maintenance Agreement (SWBOMA)**:

1. Prior to the issuance of any building permit requiring stormwater management BMPs, the owner(s) of the site shall enter into a formal written Stormwater BMP Operation and Maintenance Agreement with the City. The City shall record this agreement, against the property or properties involved, with the County of Santa Clara and it shall be binding on all subsequent owners of land served by the storm water management BMPs. The City standard Stormwater BMP Operation and Maintenance Agreement will be provided by Land Development Engineering at building permit/improvement plan stage.

2. The Stormwater BMP Operation and maintenance agreement shall require that the BMPs not be modified and BMP maintenance activities not alter the designed function of the facility from its original design unless approved by the city prior to the commencement of the proposed modification or maintenance activity.

3. The stormwater BMP operation and maintenance agreement shall provide that in the event that maintenance or repair is neglected, or the stormwater management facility becomes a danger to public health or safety, the city shall have the authority to perform maintenance and/or repair work and to recover the costs from the owner.

I. **Stormwater BMP Inspection Responsibility**

1. The property owner(s) shall be responsible for having all stormwater management facilities inspected for condition and function by a **certified Qualified Stormwater Practitioner (QSP)**.
2. Unless otherwise required by the City Engineer or designee, stormwater facility inspections shall be done at least twice per year (April 15th and

September 15th) by the QSP. Written records shall be kept of all inspections and shall include, at minimum, the following information:

a. Site address;
b. Date and time of inspection;
c. Name of the person conducting the inspection;
d. List of stormwater facilities inspected;
e. Condition of each stormwater facility inspected;
f. Description of any needed maintenance or repairs; and
g. As applicable, the need for site re-inspection.

3. Upon completion of each inspection, an inspection report shall be submitted to Land Development Engineering and Environmental Services Department.

J. **Records of Maintenance and Inspection Activities**: On or before April 15th and September 15th of each year, the party responsible for the operation and maintenance of on-site stormwater management facilities under the BMP Operation and Maintenance Agreement shall provide the City Engineer or designee with records of all inspections, maintenance and repairs.

K. **Annual Certification of SWRMP**: On or before September 30th of each year, a Registered Civil Engineer (RCE) shall provide written certification that the project's stormwater quality design standards are properly maintained and functioning as required by the SWRMP.

BUILIDNG DIVISION

A. **California Building Standards Code of Regulations:** Project shall be designed to comply with the most current California Building Standards Codes as amended by the Morgan Hill Municipal Code Title 15.

B. **Geological Hazard Area:** Project is in a Geological Hazard Area (LIQUEFACTION) and shall comply with MHMC 18.70. Plan review by the City Geologist is required at time of Building Permit Application (additional time is required for review).

C. **Compliance with Morgan Hill Municipal Code:** Project shall comply with the Morgan Hill Municipal Code (MHMC) including but not limited to:

1. MHMC 15.65 Sustainable Building Regulations.
2. MHMC 18.72.040 C. Electric Vehicle Charging.
3. MHMC 15.40 Building Security
4. MHMC 15.38 Wage Theft Preventions
5. MHMC 18.148 Water Conservation
6. MHMC 15.63 Prohibition of Natural Gas Infrastructure in New Buildings (Applies to all Building Permit Applications Received on or after March 1, 2020)

D. An acoustical analysis report shall be submitted with the building permit documents showing interior and exterior noise mitigations for compliance to the MHMC, California Building Code and CALGreen Code.

FIRE DIVISION

A. **Preliminary Review Only:** The requirements and conditions stated in this review are preliminary and are intended to be used for the purposes of project planning. An official Fire Department review of the project will be conducted upon receipt of a complete plan submittal application that clearly shows all intended grading, demolition, construction or building modifications.

B. **Proposal limited to:** Review of this Development proposal is limited to acceptability of site access as they pertain to fire department operations and shall not be construed as a substitute for formal plan review to determine compliance with adopted model codes. Prior to performing any work, the applicant shall make application to, and receive from, the Building Department all applicable construction permits.

C. **Timing of Required Roadway Installations:** Prior to the commencement of combustible construction, the required roadway installations, up through first lift of asphalt, shall be in place, inspected, and accepted by the City of Morgan Hill unless otherwise approved in writing by the Fire Marshal. Bulk combustible construction materials shall not be delivered to the construction site until installations are completed as stated above. During construction, emergency access roads shall be maintained clear and unimpeded. Issuance of building permits may be withheld until installations are completed. **(CFC Chapter 14 as amended by MHMC 15.44.180)**

D. **Fire Hydrant Location Identifier:** Prior to project final inspection, the general contractor shall ensure that an approved ("Blue Dot") fire hydrant location identifier has been placed in the roadway, as directed by the fire department.

E. **Timing of Required Water Supply Installations:** Prior to the commencement of combustible construction, the required Fire Hydrant and Water Supply installations shall be in place, inspected, tested, and accepted by the Fire Department and the City of Morgan Hill, unless otherwise approved in writing by the Fire Marshal. Bulk construction materials may not be delivered to the construction site until installations are completed as stated above. Clearance for building permits may be held until installations are completed. **(CFC Chapter 14 as amended by MHMC 15.44.180)**

F. **Fire Lane Marking Required:** Provide marking for all roadways within the project. Markings shall be per fire department specifications. Installations shall

also conform to Local Government Standards and the City of Morgan Hill Standard Details and Specifications 11-F. **(CFC Section 503)**

G. **Parking Along Roadways:** The required width of fire access roadways shall not be obstructed in any manner. Parking shall not be allowed along roadways less than 28 feet in width. Parking will be allowed along one side of the street for roadways 28-35 feet in width. For roadways equal to or greater than 36 feet, parking will be allowed on both sides of the roadway. Roadway widths shall be measured face to face of curb. Parking spaces are based on an 8-foot-wide space. (CFC section 503)

H. **Automatic Fire Sprinkler System Required:** Buildings requiring automatic fire sprinkler system shall be equipped throughout with an approved automatic fire sprinkler system. The fire sprinkler system shall be hydraulically designed per National Fire Protection Association (NFPA) Standard #13. **(CFC Chapter 9 as amended by MHMC 15.44.170)**

I. **Required Access to Buildings:** Portions of the structure(s) are greater than 150 feet of travel distance along an accessible travel path from an approved fire apparatus access roadway or driveway. Provide an approved fire apparatus roadway/driveway with an approved turn-around OR provide an approved type residential fire sprinkler system throughout all portions of the building. (CFC section 503 as amended by MHMC 15.44.140)

J. **Private on-site Fire Service Mains and Hydrants:** Installations shall conform to National Fire Protection Association Standard #24, and the City of Morgan Hill Standard Details and Specifications. Provide plan submittal to the City of Morgan Hill for review and approval prior to installation.

K. **Fire Apparatus (Ladder Truck) Access Roads Required:** Provide access roadways with a paved all-weather surface and a minimum unobstructed width of 26 feet, vertical clearance of 13 feet, 6 inches, minimum circulating turning radius of 36 feet outside and 23 feet inside, and a maximum slope of 15%. Installations shall conform to the City of Morgan Hill Standard Details and Specifications 11-B.

HOUSING DIVISION

A. **Inclusionary Housing Agreement**: The developer shall execute and record an Inclusionary Affordable Housing Agreement with the City prior to issuance of a building permit. (MHMC 14.04.050)

B. **Inclusionary Housing Development Standards:** Inclusionary units shall be subject to the following development standards:

1. Location. Inclusionary units shall be distributed evenly throughout the project.
2. Lot Size. Lot size shall be at least the same size as the smallest lot of a market rate unit within the project;
3. Bedroom Count. Average bedroom count shall be the same as the average bedroom count in the market rate units in the project;
4. Exterior. Exterior trim entry door hardware, and finish to the same standard as the Market Rate
5. Minimum standards for equipment, fixtures, appliances and finishes have been established for the Inclusionary units. All items installed by the developer shall be of good quality and in new condition. Good quality shall be deemed as entry level but generally not the lowest level of product offered for that application. All products shall offer durability, reliability and maintain a quality appearance and function that is standard to most other median priced homes in the area. The below listed items must be installed as a basic feature of each Inclusionary unit.
6. Minimum Interior standard finishes will be as follows
   a. All closets shall have doors
   b. Interior doors to be raised panel type or same as market rate
   c. Door hardware to be brass finish or equivalent
   d. Appliances shall be major brand name
   e. Microwave with an exhaust vent shall be installed over the range
   f. Kitchen counters shall be white ceramic tile
   g. Kitchen cabinets shall be stained wood with white melamine interiors
   h. If installation of an Air Conditioner is a standard feature for market rate units, then it is a standard for the Inclusionary units.
   i. Basic alarm system to secure all accessible openings to the home
   j. Carpet in bedrooms, hallways, family rooms
   k. Linoleum or tile entry, bathroom kitchens
   l. Laminate flooring may substitute for carpet or linoleum
   m. Electric garage door opener

C. **Timing of Construction:** Inclusionary units shall be constructed concurrently with the construction of market -rate units. For the 93-unit project with a 15 percent inclusionary housing requirement (14 units), at least one inclusionary unit shall be constructed before or concurrently with every 7th market rate unit constructed. The last market rate unit to be completed in the project shall not receive a certificate of occupancy until the last inclusionary unit has received a certificate of occupancy. The director may approve a modified schedule if the timing requirement will create unreasonable delays in the issuance of certificates of occupancy for market rate units.

RESOLUTION NO. 22-004

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF MORGAN HILL GRANTING ONE CONCESSION FOR THE MONTEREY-KERLEY PROJECT (DENOVA HOMES), A 93-UNIT MARKET RATE CONDOMINUM DEVELOPMENT TO BE LOCATED AT 19380 MONTEREY ROAD (APN'S: 726-42-001 AND -002).

WHEREAS, DeNova Homes Inc. submitted an application for the Monterey-Kerley Project (Project) a 93-unit residential development project consisting of attached townhome-style condominiums.

WHEREAS, DeNova Homes Inc. has requested one concession for the housing development which includes an increase in the floor area ratio.

WHEREAS, the Project is a market rate housing development that includes 15 percent of the units to be restricted for-sale to qualified buyers with moderate- and median-incomes (7 median-income and 7 moderate income).

WHEREAS, pursuant to Government Code Section 65915(d)(2)(A), at least 10 percent of the total units will be available to persons and families of moderate income in a common interest development and therefore, is allowed one concession.

WHEREAS, the Monterey-Kerley housing development project to be located at 19380 Monterey Road and identified by Assessor Parcel Number's 726-42-001 and 726-42-002 will provide a public benefit of 15 percent of the units deed restricted to moderate- and median-income qualified buyers, or the concession to increase the floor area ratio will become null and void.

NOW THEREFORE, THE CITY COUNCIL OF THE CITY OF MORGAN HILL DOES HEREBY FIND, DETERMINE, RESOLVE AND ORDER AS FOLLOWS:

Section 1. The City Council does hereby find that the foregoing recitals are true and correct.

Section 2. The Project is consistent with the Zoning Ordinance and General Plan.

Section 3. The City Council of the City of Morgan Hill hereby grants one concession for the Monterey-Kerley housing development project.

Section 4. This resolution shall take effect immediately upon adoption.

DocuSign Envelope ID: 75171939-90E1-4090-B3A7-3A2721588711

PASSED, APPROVED AND ADOPTED by the City Council of the City of Morgan Hill at a regular meeting held on the 16th day of February 2022 by the following vote:

AYES:	**COUNCIL MEMBERS:**	**Gino Borgioli, Rich Constantine, Yvonne Martinez Beltran, John McKay, Rene Spring**
NOES:	**COUNCIL MEMBERS:**	**None**
ABSTAIN:	**COUNCIL MEMBERS:**	**None**
ABSENT:	**COUNCIL MEMBERS:**	**None**

APPROVED:

DocuSigned by:
Rich Constantine
D1A5B07A85F1...

RICH CONSTANTINE, Mayor

ATTEST:

DocuSigned by:
Michelle Bigelow
C0B97AAF4C3...

MICHELLE BIGELOW, City Clerk

CERTIFICATION

I, Michelle Bigelow, City Clerk of the City of Morgan Hill, California, do hereby certify that the foregoing is a true and correct copy of Resolution No. 22-004, adopted by the City Council at a regular meeting held on February 16, 2022.

WITNESS MY HAND AND THE SEAL OF THE CITY OF MORGAN HILL.

DATE: 2/17/2022

DocuSigned by:
Michelle Bigelow
C0B97AAF4C3...

MICHELLE BIGELOW, City Clerk

Project Description for
19380 Monterey Road Condominiums
APNs 726-42-001 and -002

The tendered applications consist of a Residential SB330 Preliminary Application, a Design Review Permit (16+ units), Conditional Use Permit and Vesting Tentative Map for Condominium Purposes. The proposed project consists of a multi-family attached residential community consisting of 93 townhome-style condominium units located in 20 three-story (maximum 40.25 feet) buildings. DeNova Homes, Inc. (DHI) is submitting a General Planning Application form, the SB330 Checklist Form, and attendant materials in accordance with the City's application submittal requirements.

This 4.6-acre site is located on the east side of Monterey Road between Peebles Avenue and Burnett Avenue. The site is used as a recreational vehicle sales, rental, service and parts business. The site is zoned as Mixed-Use Flex, which allows multi-family residential development (7 – 24 du /acre) with approval of a conditional use permit. The frontage of the property is roughly improved and has some scattered trees in the landscape area between Monterey Road and the current security fencing. Adjacent to the north and south are commercial properties, to the east along the rear property line a mobile home park, and several single family homes along Angelica Way abut a portion of the southern property line.

Primary access to the new community will be provided from Monterey Road essentially at the current entry to Family RV. Because the site is bounded by other developed properties, there is no secondary public street access. AN EVA is proposed from Monterey Road near the southern property line. The Monterey Road frontage is proposed to be improved with a separated sidewalk, landscape parkway strip and a Class II bicycle lane (existing, but restriped).

Three buildings face Monterey Road so that front doors to units in these buildings face Monterey Road. A private sidewalk provides access to these front doors, and that private walkway connects to the public sidewalk. Buildings are designed with alley-loaded garages. This allows the majority of the buildings to be grouped around and facing paseos. The majority of the buildings house 4 or 5 townhome-style units with attached garages, while 2 buildings, aligned on the southern property line, house 7 units.

The site design is mindful of the residential units to the east. Buildings are situated well away from the eastern property line. Landscaping and parking are located along the majority of this property line to ensure maximum privacy. A dog park (common open space area) has been placed along this property line where a small common area is adjacent in the mobile home park.

A common open space area is located at the center of the site, with four buildings arranged to face the open space with front doors and walkways. This common area includes picnic tables, park benches, a shade structure and an exercise structure. Turf areas also are available for free play. The common open space area constitutes 22% of the total site area. Walkways lead from parking areas to residence front doors, to common areas and to the public sidewalk along Monterey Road, creating a safe and pedestrian-oriented community. Decorative paving highlights pedestrian crosswalks and pedestrian "nodes". Bike racks for "short-term" bike parking are scattered throughout the site, including at the cluster mailbox location at the southern end of building 18.

Three unit types are proposed. All units will have an attached 2-car garage, with primary living space on the second and third levels. Two of the three plans provide a dedicated "work from home" space on the ground level, reflective of the current – and perhaps future – opportunities for flexible working arrangements. Two of the plans are three-bedroom, to accommodate families, while the 2-bedroom Plan 1 is designed with two en-suite bedrooms for more flexible living arrangements. All units have both a ground-level porch and a second-level deck to ensure that each unit has more than the minimum 48 square feet of private open space. The Plan 2 also includes a dedicate bike parking space in the garage.

The architecture is designed to be a contemporary interpretation of a farmhouse or bungalow style. Stucco, horizontal siding and vertical board and batten siding is accentuated with cantilevered second levels, awnings over windows and metal railings on balconies. Porches and balcony elements are designed as the forward-most planes on the front elevations.

In accordance with the City's Inclusionary Housing Ordinance, DHI is proposing that 15% of the 93 units - 14 homes – will be reserved for-sale to moderate-income households. These units are dispersed through the buildings (please refer to site plan). These units will be deed-restricted for the required 45 years.

A homeowners' association will be formed for the maintenance of the exteriors of all buildings, the private on-site streets, landscaping, common open space areas, the function and aesthetics of the bio-retention areas, and the on-site private utilities.

DHI is requesting two waivers of the MU-Flex development standards for floor area ratio and the parking ratio. In order to develop the property with enough units to allow for the 15% moderate income units, and meet many of the City's other development standards for common area open space, the units needed to be three-stories in height. This increases the floor area ratio to 0.98, exceeding the 0.5 maximum allowed. To maximize the efficiency of the site and achieve the 93 units with 115% affordable, the units are designed with attached two-car garages, rather than one-car garages and a significant number (128) of surface (uncovered) parking spaces. Therefore the project does not meet the required number of uncovered parking spaces. Adding additional uncovered spaces would require a significant reduction in the number of units.

MONTEREY HWY

MORGAN HILL, CA

DECEMBER 3, 2021

DeNova Homes
1500 Willow Pass Ct., Concord, CA 94520
925.685.0110

SDG Architects, Inc.
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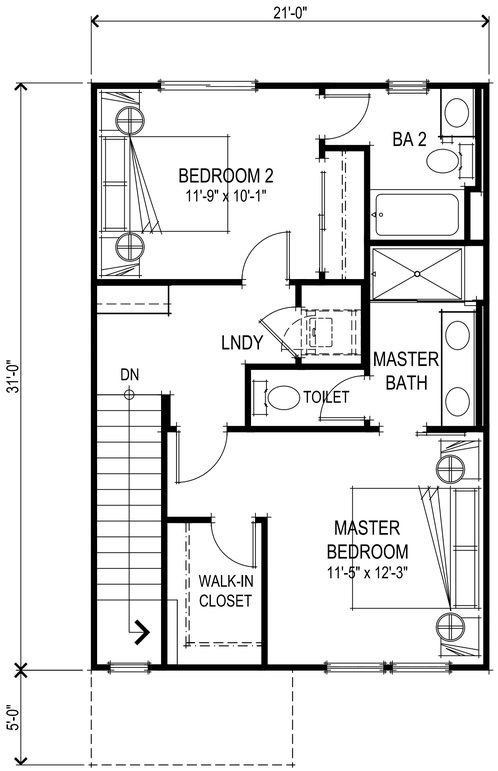
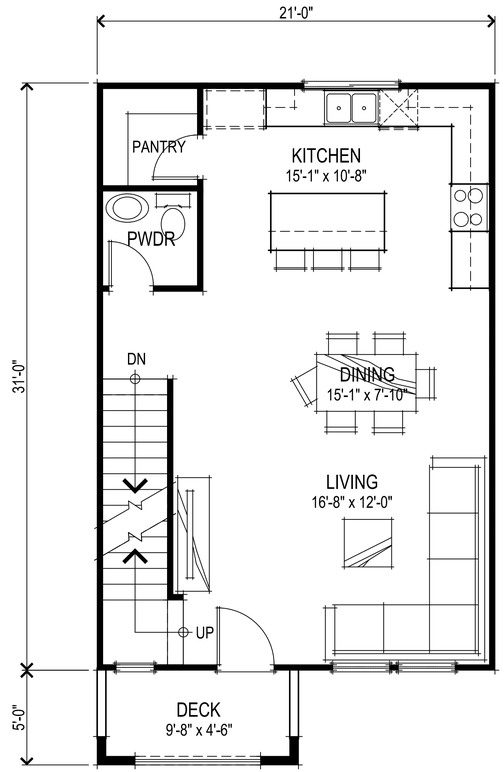
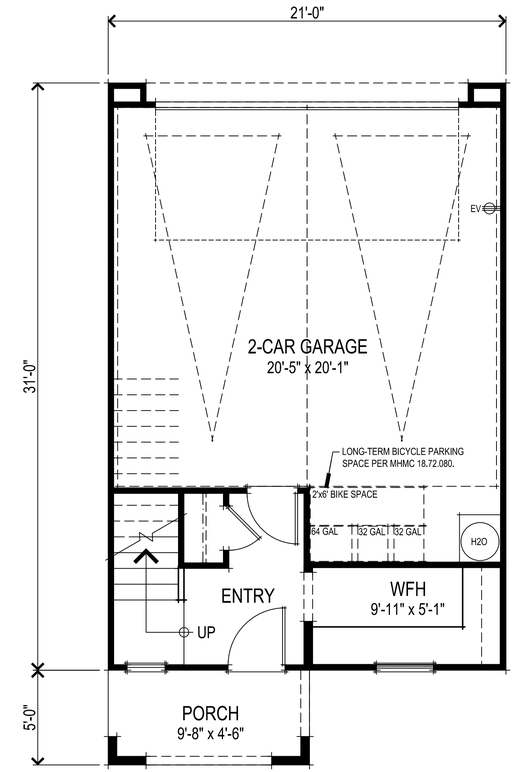
925.634.7000 | sdgarchitectsinc.com
SDG architects



THIRD FLOOR PLAN



SECOND FLOOR PLAN



FIRST FLOOR PLAN

UNIT 1 SQUARE FOOTAGES	
FIRST FLOOR	162 SQ. FT.
SECOND FLOOR	654 SQ. FT.
THIRD FLOOR	599 SQ. FT.
TOTAL LIVING	1415 SQ. FT.
2-CAR GARAGE	470 SQ. FT.

0 1' 2' 3' 4' 8'

307.076 Monterey Hwy
Morgan Hill, CA
December 3, 2021

ROW TOWNHOMES

UNIT 1 FLOOR PLANS
A001

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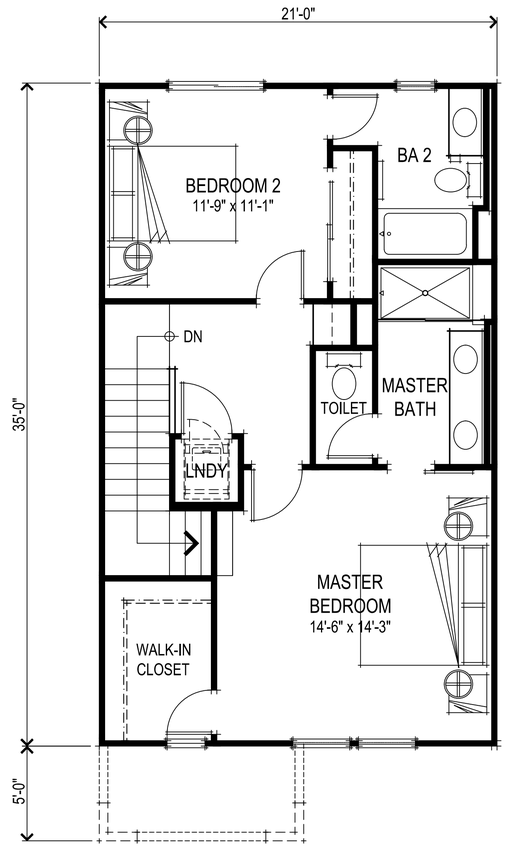
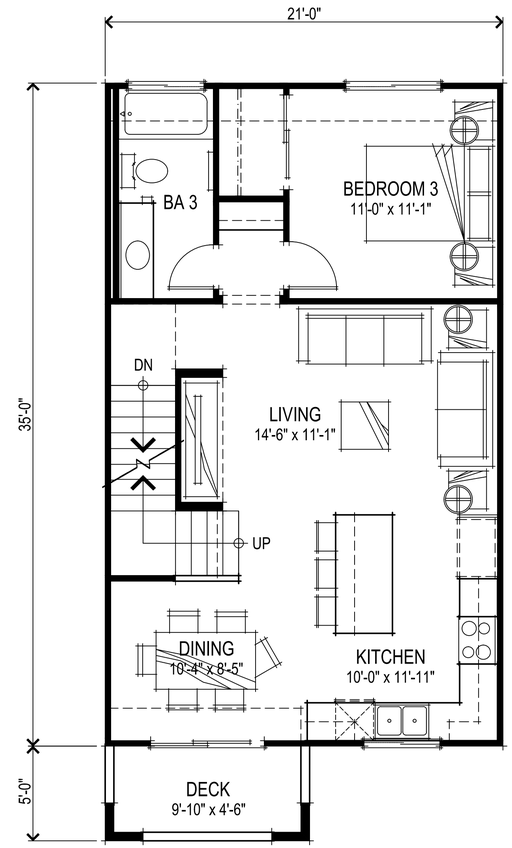
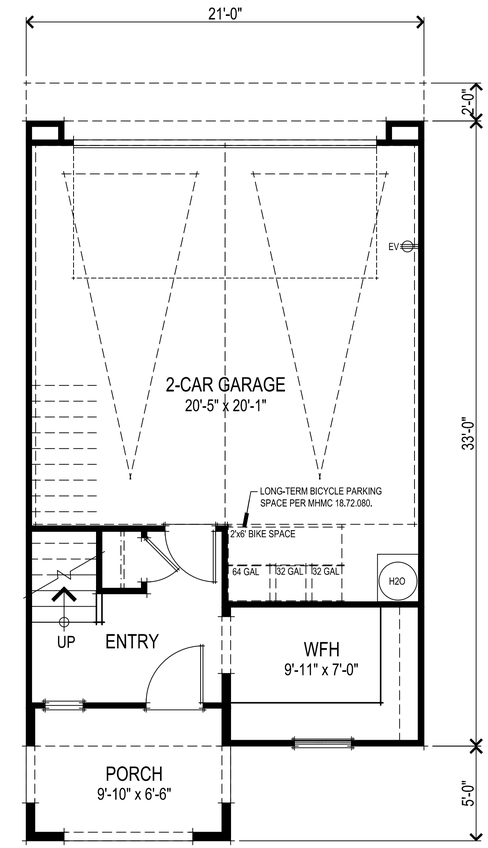


THIRD FLOOR PLAN



SECOND FLOOR PLAN



FIRST FLOOR PLAN

UNIT 2 SQUARE FOOTAGES	
FIRST FLOOR	183 SQ. FT.
SECOND FLOOR	738 SQ. FT.
THIRD FLOOR	677 SQ. FT.
TOTAL LIVING	1598 SQ. FT.
2-CAR GARAGE	471 SQ. FT.

0 1' 2' 3' 4' 8'

UNIT 2 FLOOR PLANS

A002

307.076 Monterey Hwy
Morgan Hill, CA
December 3, 2021

ROW TOWNHOMES

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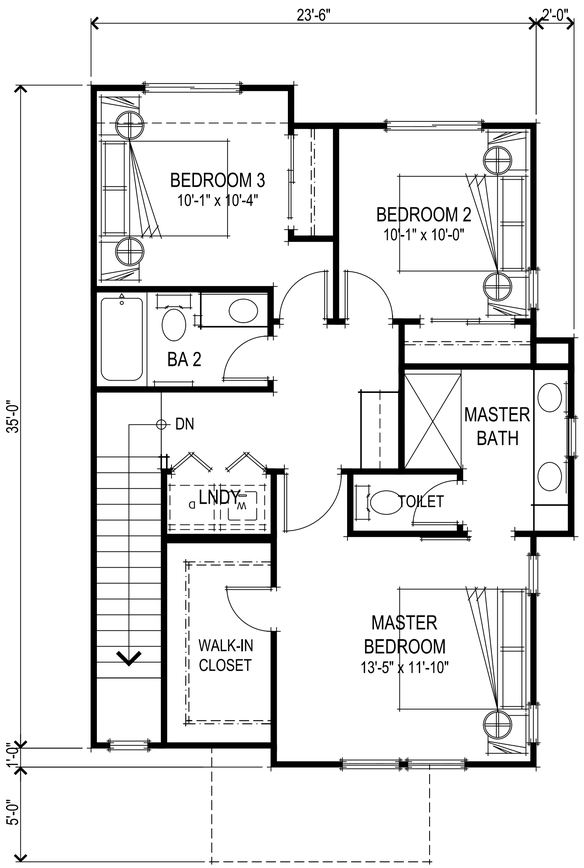
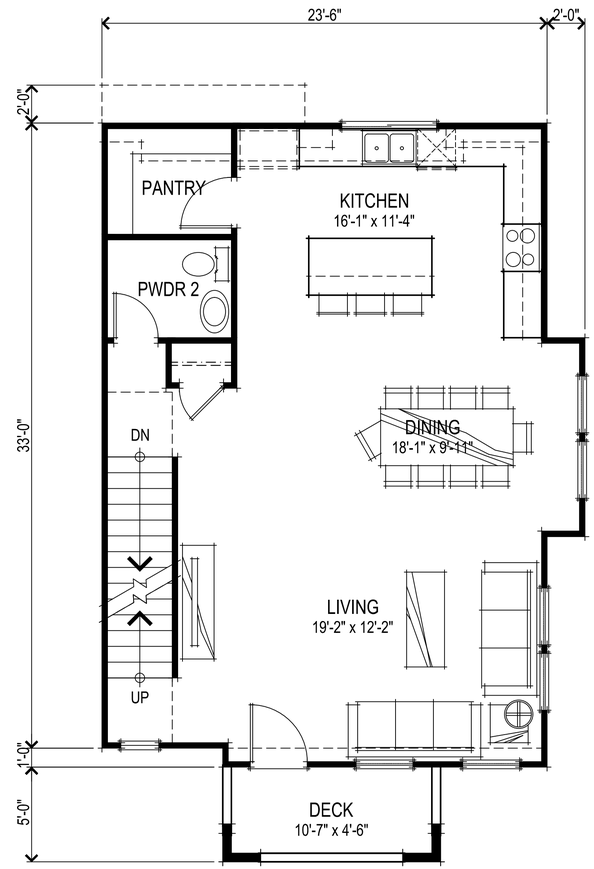
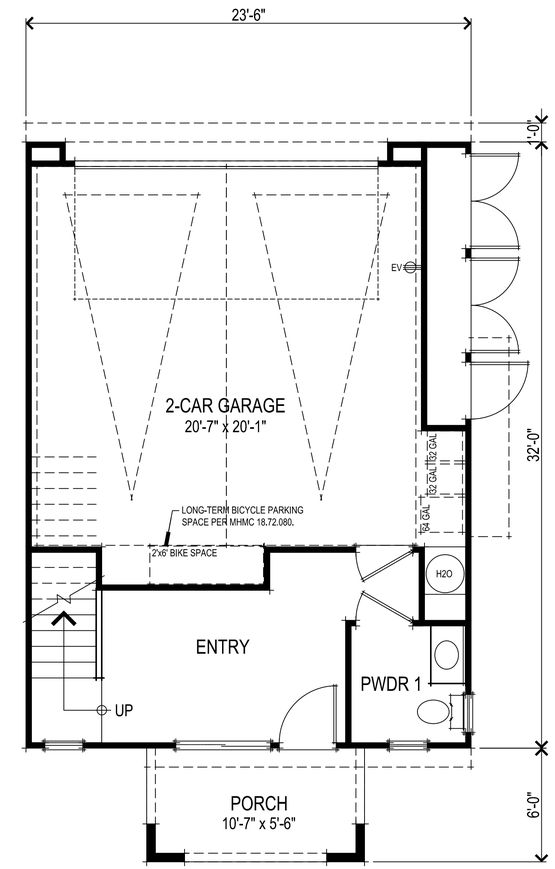


THIRD FLOOR PLAN



SECOND FLOOR PLAN



FIRST FLOOR PLAN

UNIT 3 SQUARE FOOTAGES	
FIRST FLOOR	223 SQ. FT.
SECOND FLOOR	815 SQ. FT.
THIRD FLOOR	763 SQ. FT.
TOTAL LIVING	1801 SQ. FT.
2-CAR GARAGE	474 SQ. FT.

0 1' 2' 3' 4' 8'

307.076 Monterey Hwy
Morgan Hill, CA
December 3, 2021

ROW TOWNHOMES

UNIT 3 FLOOR PLANS
A003

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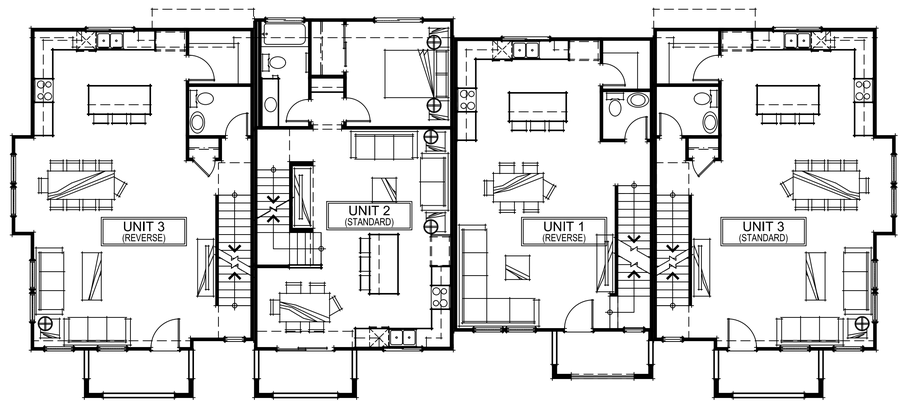
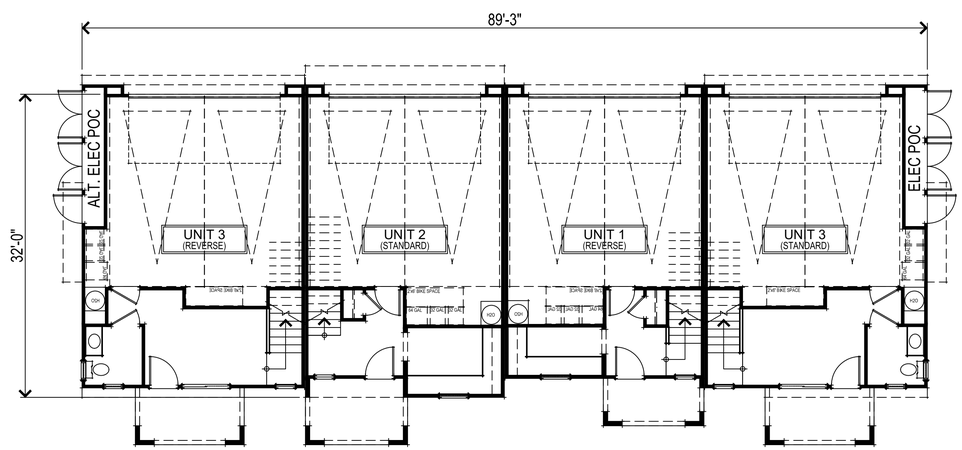


SECOND FLOOR PLAN



FIRST FLOOR PLAN

0 2' 4' 6 8' 16'

307.076 Monterey Hwy
Morgan Hill, CA
December 3, 2021

4 UNIT BLDG FIRST & SECOND FLOOR PLANS
A004

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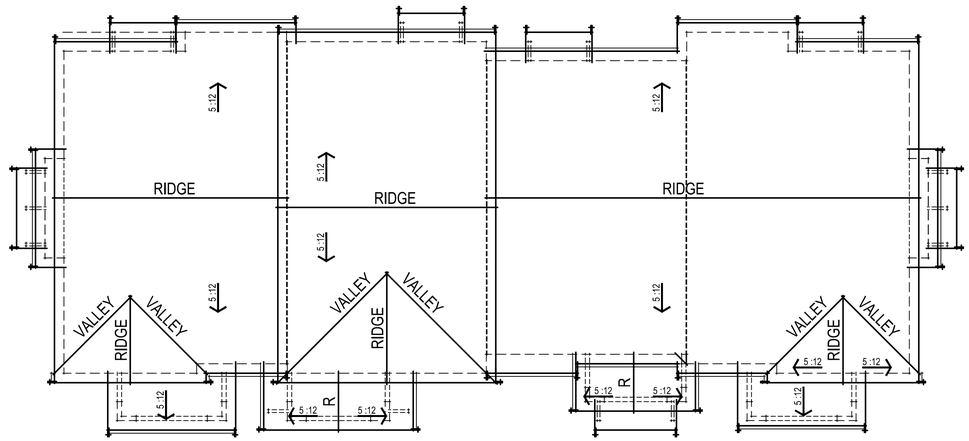
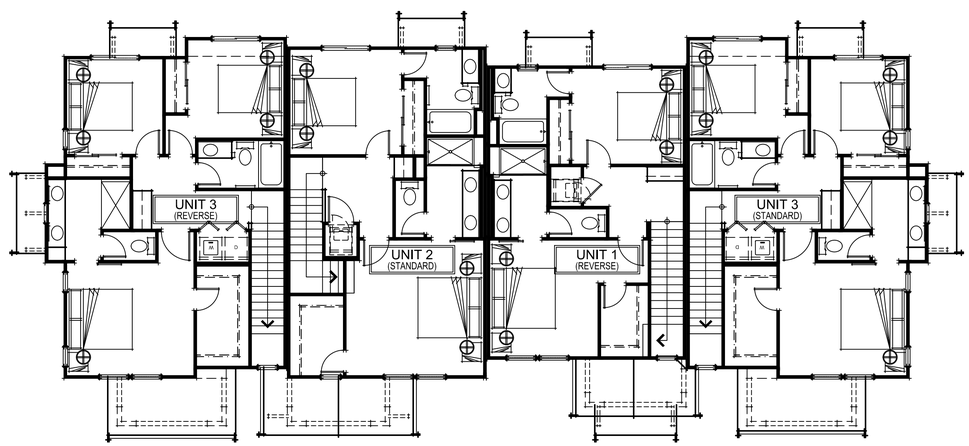


ROOF PLAN



THIRD FLOOR PLAN

0 2' 4' 6 8' 16'

307.076 Monterey Hwy
Morgan Hill, CA
December 3, 2021

4 UNIT BLDG THIRD FLOOR & ROOF PLANS
A005

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REAR ELEVATION

LEFT ELEVATION

RIGHT ELEVATION

FRONT ELEVATION
COLOR SCHEME 1

0 2' 4' 6 8' 16'

307.076 Monterey Hwy
Morgan Hill, CA
December 3, 2021

4 UNIT BLDG ELEVATIONS
A006

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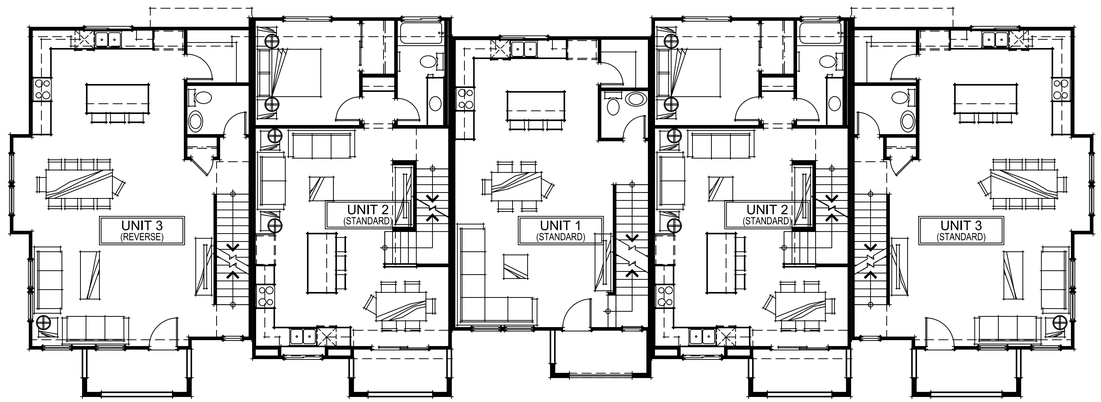
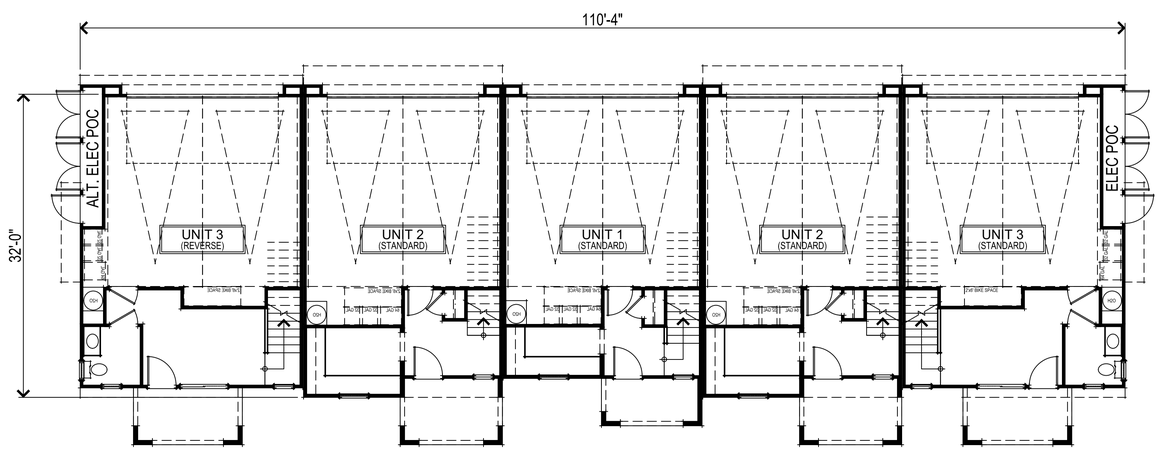


SECOND FLOOR PLAN



FIRST FLOOR PLAN

0 2' 4' 6 8' 16'

307.076 Monterey Hwy
Morgan Hill, CA
December 3, 2021

5 UNIT BLDG FIRST & SECOND FLOOR PLANS
A007

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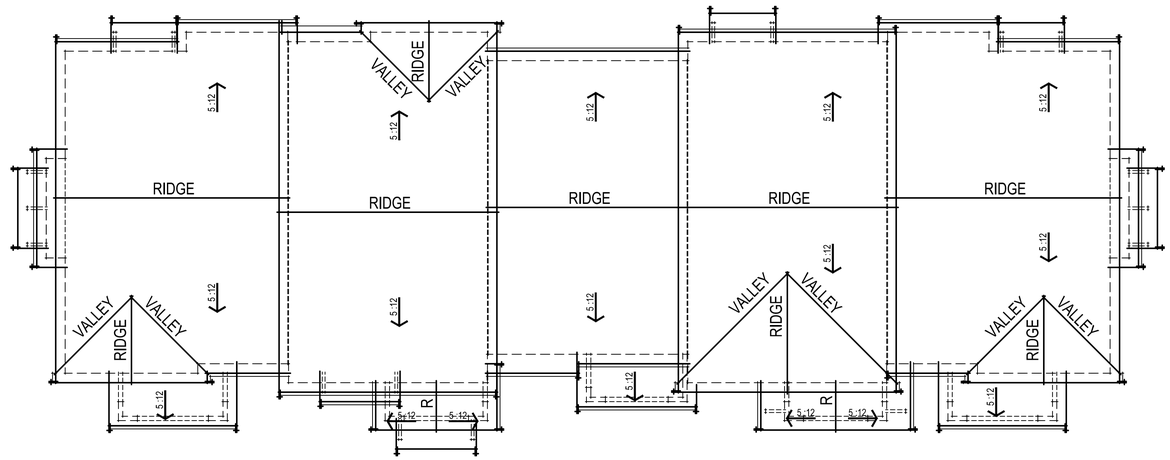
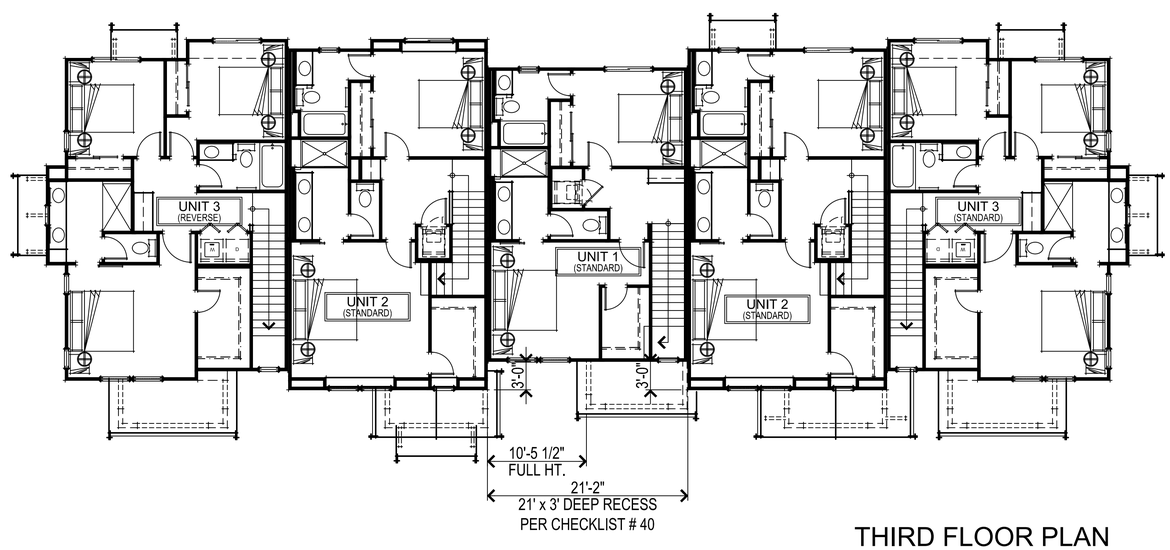


ROOF PLAN



THIRD FLOOR PLAN

0 2' 4' 6 8' 16'

307.076 Monterey Hwy
Morgan Hill, CA
December 3, 2021

5 UNIT BLDG THIRD FLOOR & ROOF PLANS
A008

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REAR ELEVATION

LEFT ELEVATION

RIGHT ELEVATION

FRONT ELEVATION
COLOR SCHEME 3

0 2' 4' 6 8' 16'

307.076 Monterey Hwy
Morgan Hill, CA
December 3, 2021

5 UNIT BLDG ELEVATIONS
A009

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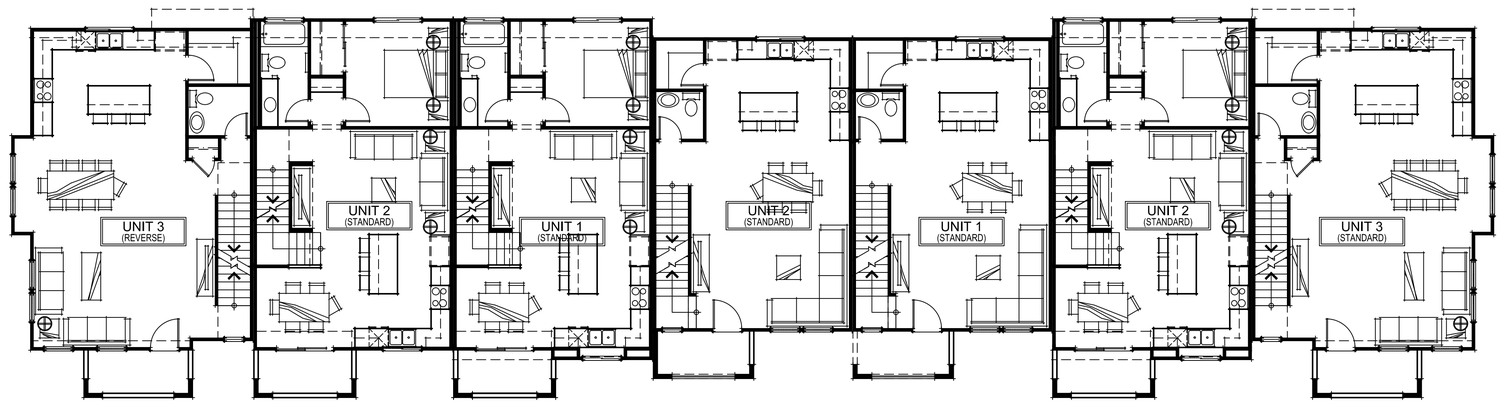
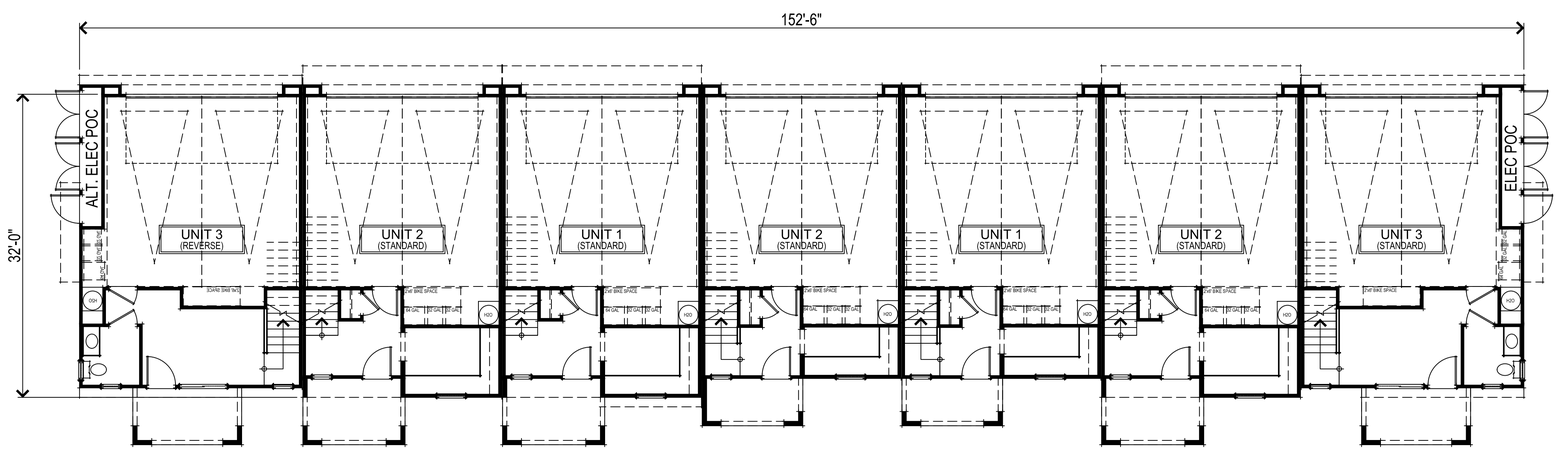


SECOND FLOOR PLAN



FIRST FLOOR PLAN

0 2' 4' 6 8' 16'

307.076 Monterey Hwy
Morgan Hill, CA
December 3, 2021

7 UNIT BLDG FIRST & SECOND FLOOR PLANS
A010

DeNova Homes
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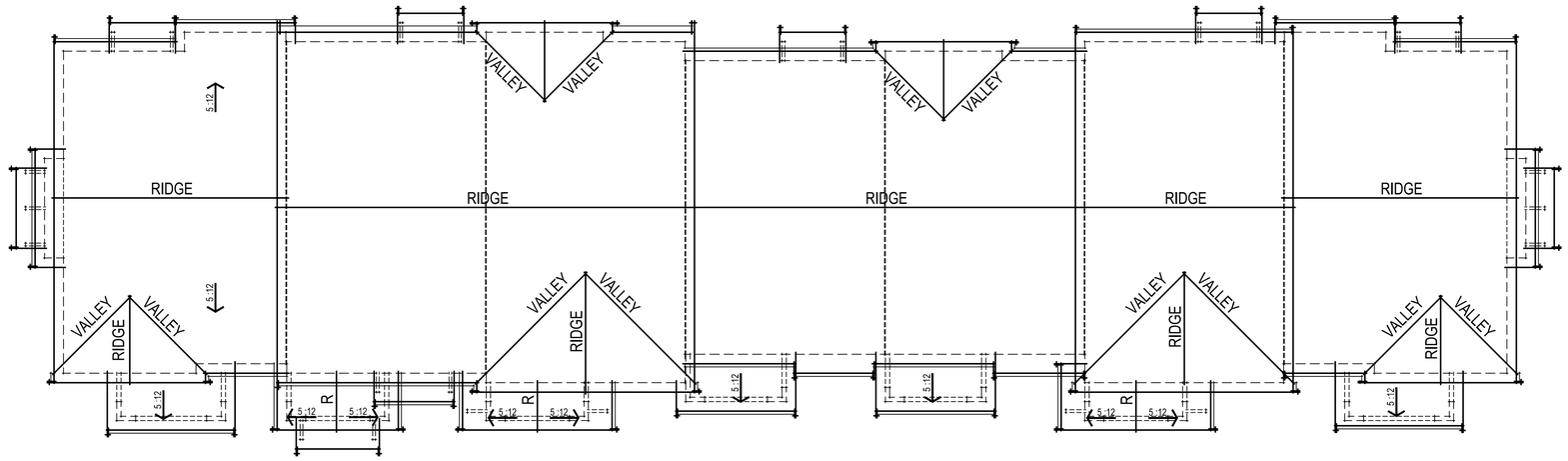
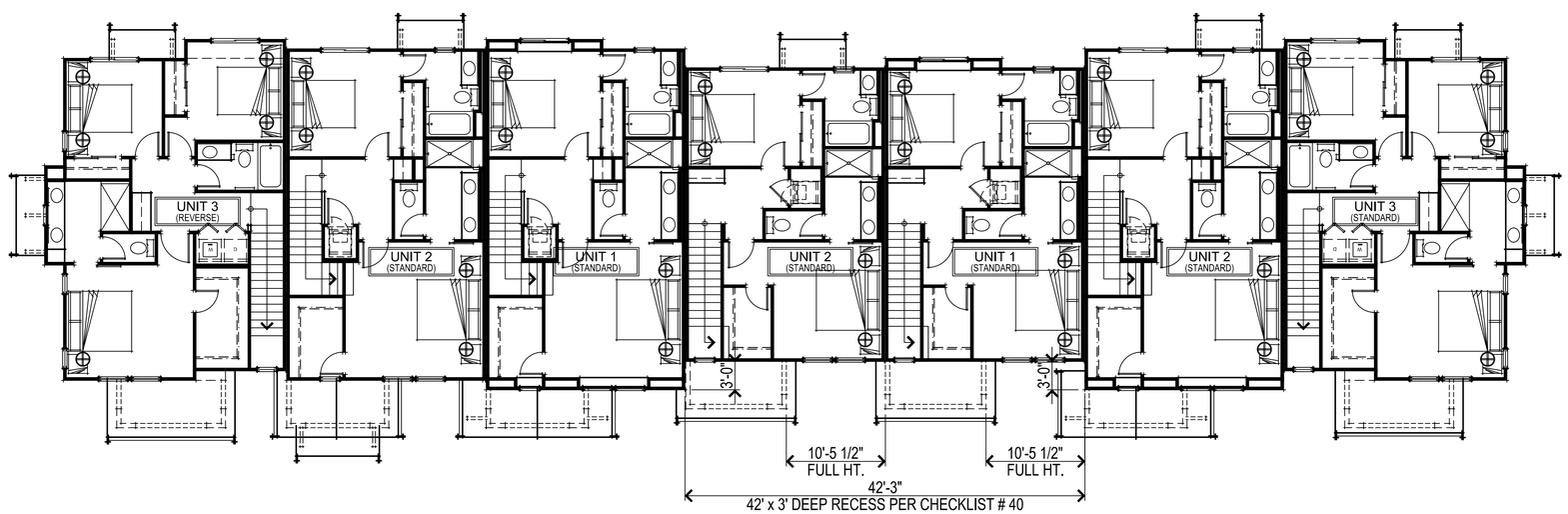
Brentwood, CA 94513
925.634.7000 | sdgarchitectsinc.com



ROOF PLAN



THIRD PLAN

0 2' 4' 6 8' 16'

307.076 Monterey Hwy
Morgan Hill, CA
December 3, 2021

7 UNIT BLDG THIRD FLOOR & ROOF PLANS
A011

DeNova Homes
1500 Willow Pass Ct., Concord, CA 94520
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SDG Architects, Inc.
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REAR ELEVATION

LEFT ELEVATION

RIGHT ELEVATION

FRONT ELEVATION
COLOR SCHEME 2

0 2' 4' 6 8' 16'

307.076 Monterey Hwy
Morgan Hill, CA
December 3, 2021

7 UNIT BLDG ELEVATIONS
A012

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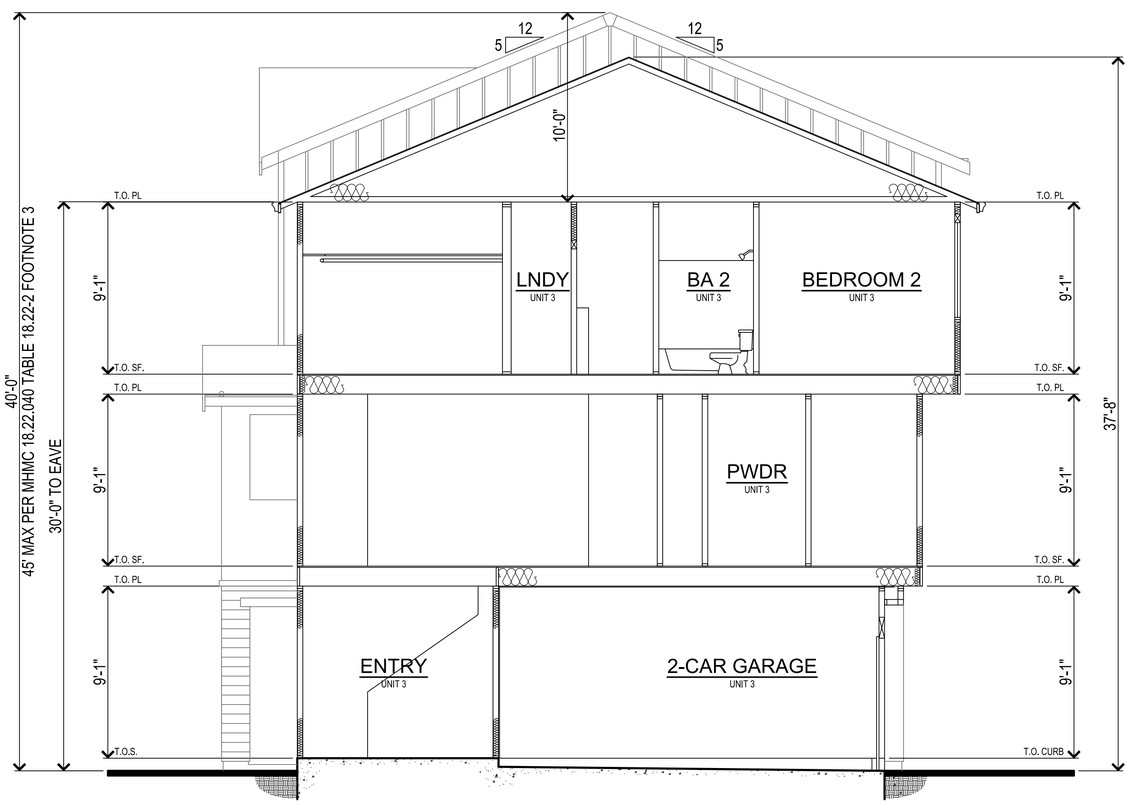
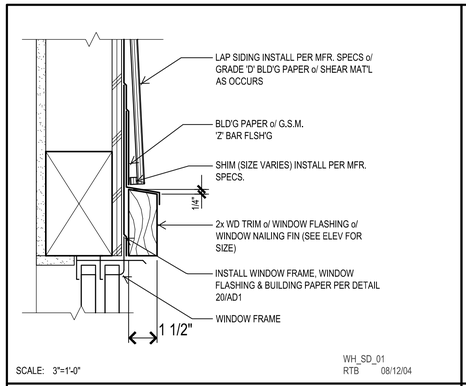
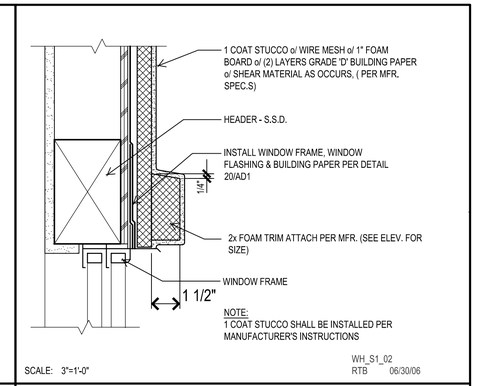
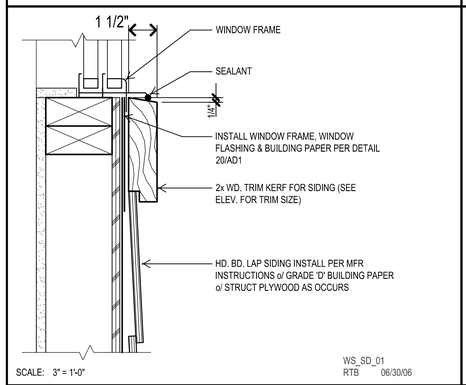




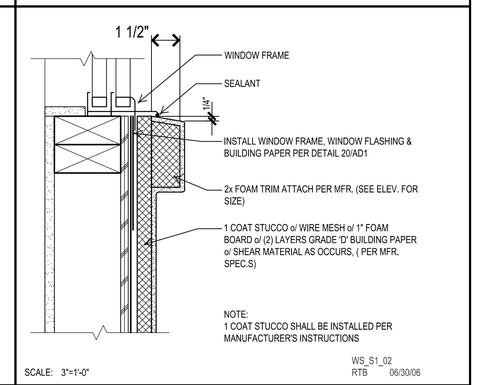
WINDOW HEAD w/ WOOD TRIM



WINDOW HEAD w/ TRIM



WINDOW SILL w/ WOOD TRIM



WINDOW SILL w/ TRIM

0 1' 2' 3' 4' 8'

TYPICAL ROW TOWNHOMES BUILDING SECTION
A013

307.076 Monterey Hwy
Morgan Hill, CA
December 3, 2021

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SCHEME 1

Roofing
CertainTeed - Weathered Wood

Stucco
KM 5819 Ratunda White

Board & Batten
23 Swiss Coffee

Horizontal Siding
KM 5825 Not My Fault

Trim / Fascia
23 Swiss Coffee

Entry Door
KMA89 Black Oak

Seagull Lighting
Fredericksburg

WSR LED
Architectural Wall Sconce

__Note:__ All colors and textures are representative samples only, pending verification of actual material suppliers and manufacturers for this particular project.

SCHEME 2

Roofing
CertainTeed - Weathered Wood

Stucco
KM 5819 Ratunda White

Board & Batten
KM 5820 Aluminum Sky

Horizontal Siding
KM 5756 Sunset Meadow

Trim / Fascia
46 Acoustic White

Entry Door
KM 5818 Kettleman

Seagull Lighting
Fredericksburg

WSR LED
Architectural Wall Sconce

SCHEME 3

Roofing
CertainTeed - Weathered Wood

Stucco
KM 5819 Ratunda White

Board & Batten
KMA 45 Red Velvet

Horizontal Siding
KM 4930 Young Colt

Trim / Fascia
KM 5825 Not My Fault

Entry Door
KMA 72 Barnwood

Seagull Lighting
Fredericksburg

WSR LED
Architectural Wall Sconce

307.076 Monterey Hwy
Morgan Hill, CA
December 3, 2021

COLOR SCHEMES
CS-01

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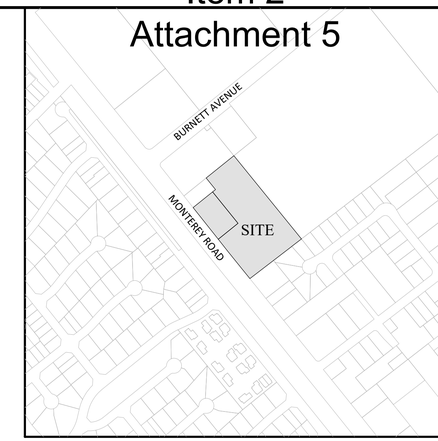
SB330 DESIGN REVIEW & VESTING TENTATIVE MAP APPLICATION
19380 MONTEREY ROAD
MORGAN HILL, DISTRICT B, SANTA CLARA COUNTY, CALIFORNIA



VICINITY MAP

CONTACT INFORMATION

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GEOTECHNICAL ENGINEER: STEVENS FERRONE & BAILEY ENGINEERING CO., INC
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CIVIL ENGINEER AND PLANNER: RUGGERI-JENSEN-AZAR
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ENGINEER: CHRIS PATTON
(CPATTON@RJA-GPS.COM)
PLANNER: ROSS DOYLE
(RDOYLE@RJA-GPS.COM)

LANDSCAPE ARCHITECT: VANDERTOOLEN ASSOCIATES
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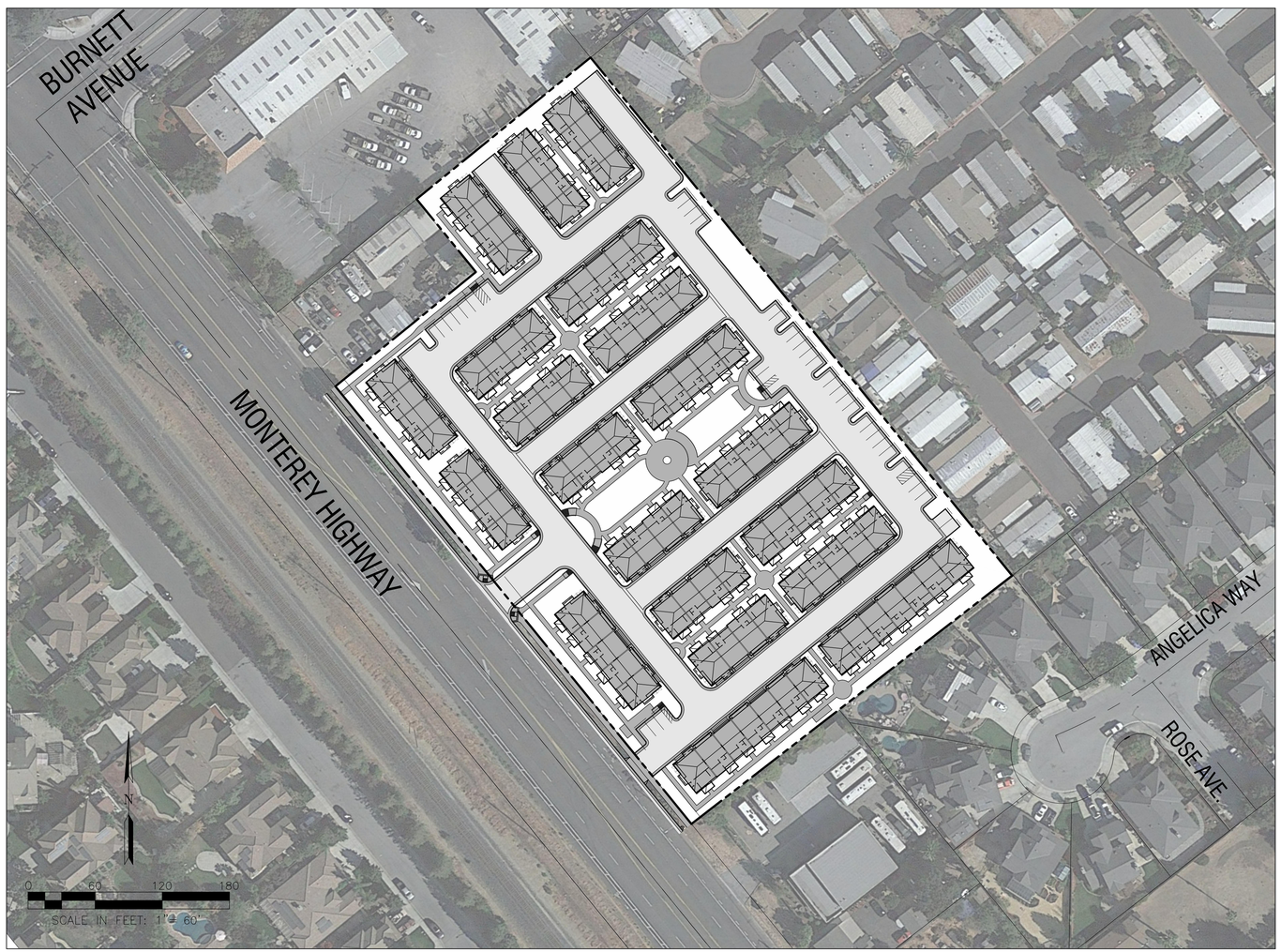
ALICIA@VANDERTOOLEN.COM



SHEET INDEX	
SHEET NO.	SHEET TITLE
C-01	TITLE SHEET
C-02	EXISTING CONDITIONS AND DEMOLITION PLAN
C-03	SITE PLAN
C-04	ZONING COMPLIANCE EXHIBIT
C-05	PARKING COMPLIANCE EXHIBIT
C-06	STANDARDS COMPLIANCE EXHIBIT
C-07	PRELIMINARY GRADING PLAN
C-08	PRELIMINARY UTILITY PLAN
C-09	PRELIMINARY STORMWATER MANAGEMENT PLAN
C-10	PRELIMINARY TENTATIVE MAP

GENERAL INFORMATION

1. PROPOSED CONTOURS AND GRADES IN THIS PLAN SET ARE PRELIMINARY. FINISH GRADING IS SUBJECT TO FINAL DESIGN.
2. LOT NUMBERS ARE FOR IDENTIFICATION PURPOSES ONLY AND ARE NOT INTENDED AS FINAL.
3. ALL GRADING WILL BE DONE IN CONFORMANCE WITH THE RECOMMENDATIONS AND CONDITIONS OF THE GEOTECHNICAL ENGINEER, THE CITY OF MORGAN HILL STANDARDS AND SPECIFICATIONS, AND APPLICABLE REPORTS REGARDING THIS PROJECT.
4. PROJECT LIES WITHIN FLOOD ZONE X: AREAS OF 0.2% ANNUAL CHANCE OF FLOOD, AREAS OF 1% CHANCE FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE. (FIRM MAP NUMBER 06085C0443H, EFFECTIVE DATE MAY 18, 2009).
5. FINISHED FLOOR ELEVATIONS SHOWN ARE PRELIMINARY AND SUBJECT TO CHANGE DURING FINAL DESIGN, AS STRUCTURAL SECTIONS OF FOUNDATIONS ARE NOT AVAILABLE AT THIS TIME.
6. THE UTILITY PIPE SIZES AND CONNECTIONS SHOWN ON THIS MAP ARE PRELIMINARY AND ARE SUBJECT TO CHANGE.
7. PROPOSED STORM DRAIN AND RETENTION SYSTEM IS PRELIMINARILY DESIGNED TO ACCOMMODATE STORAGE FOR RUNOFF RETENTION AS REQUIRED BY THE CENTRAL COAST RWQCB. IN ADDITION, THE RETENTION SYSTEM IS DESIGNED TO RETAIN THE 100-YEAR FLOOD DUE TO FLOODING OF THE EXISTING DOWNSTREAM STORM SYSTEM.
8. EXISTING TOPOGRAPHY IS BASED ON INFORMATION PROVIDED BY OTHERS AND SUPPLEMENTAL FIELD SURVEY PERFORMED BY RJA, DATED JULY 6, 2021.
9. ALL EXISTING WELLS ON-SITE TO BE REMOVED.
10. TOWN HOME STYLE CONDOMINIUM LOTTING SCHEME SHOWN IS PRELIMINARY AND WILL BE REFINED IN THE FUTURE.
11. ALL UTILITIES SHALL BE PLACED UNDERGROUND AND LOCATED WITHIN PUBLIC RIGHTS-OF-WAY OR A PSE. TRANSFORMERS SHALL BE UNDERGROUND UNLESS PRECLUDED BY PHYSICAL LIMITATIONS OR AS OTHERWISE REQUIRED BY PG&E.
12. ALL EXISTING BUILDINGS ON SITE TO BE REMOVED.
13. BOUNDARY IS RESOLVED PER FIELD SURVEY DATED JULY 6, 2021.

SITE DATA

- SUBJECT PARCELS: 19380 MONTEREY ROAD
  APN 726-42-001, 002
- CURRENT LAND USE: VEHICLE SALES AND RENTAL
- ZONING: MIXED-USE FLEX
- GENERAL PLAN: MIXED-USE FLEX
- PROPOSED LAND USE: RESIDENTIAL (93 TOWN HOME STYLE CONDOMINIUMS)
- BUILDOUT TABULATION
  GROSS AREA: 4.62± AC
  PROPOSED UNIT COUNT: 93 DU
  PROPOSED DENSITY: (93/4.62 AC = 20 DU/AC)
  MAXIMUM ALLOWABLE DENSITY: 24 DU/AC
- UTILITIES:
  WATER HOA
  SANITARY SEWER HOA
  STORM DRAIN HOA
  GAS & ELECTRIC PG&E
  TELEPHONE VERIZON
- PRELIMINARY EARTHWORK SUMMARY (APPROX):
  CUT 6,880 CY
  FILL 2,590 CY
  NET 4,290 CY (EXPORT)

PROJECT DATA

THIS IS A RESIDENTIAL PROJECT CONSISTING OF 93 NEW HOMES:
- 93 TOWNHOME-STYLE CONDOMINIUMS

IN-TRACT IMPROVEMENTS CONSIST OF THE FOLLOWING ELEMENTS:
- PRIVATE CIRCULATION NETWORK INCLUDING STREETS, COURTS AND ALLEYS
- ACTIVE AND PASSIVE OPEN SPACE AND AMENITIES, FEATURING A DOG PARK, EXERCISE STRUCTURE, TURF AREA, PICNIC TABLES, ETC.
- BAY SHARED PARKING (UNCOVERED)

OFF-SITE IMPROVEMENTS CONSIST OF THE FOLLOWING:
- FRONTAGE IMPROVEMENTS TO MONTEREY ROAD INCLUDING CURB, GUTTER, SIDEWALK, LANDSCAPE, AND CLASS II BIKE LANE STRIPING
- UTILITY UNDERGROUNDING OF EXISTING OVERHEAD UTILITY LINES
- RELOCATION OF EXISTING WATER MAIN ALONG THE MONTEREY ROAD FRONTAGE.

ABREVIATIONS

BNDY	BOUNDARY	PVT	PRIVATE
CL	CENTER LINE	R/W	RIGHT-OF-WAY
DU	DWELLING UNIT	SD	STORM DRAIN
DWY	DRIVEWAY	SDFI	STORM DRAIN FIELD INLET
EVAE	EMERGENCY VEHICLE ACCESS EASMENT	SDMH	STORM DRAIN MANHOLE
		SF	SQUARE FEET
EX	EXISTING	SS	SANITARY SEWER
FF	FINISH FLOOR ELEVATION	SSMH	SANITARY SEWER MANHOLE
GB	GRADE BREAK	SWK	SIDEWALK
HP	HIGH POINT	TC	TOP OF CURB
INV	INVERT	TDSC	TOP OF DEPRESSED SPILL CURB
LP	LOW POINT		
LSE	LANDSCAPE EASEMENT	TMC	TOP OF MODIFIED CURB
PRAE	PRIVATE ACCESS EASEMENT	W	WATER
PSE	PUBLIC SERVICE EASEMENT	WM	WATER METER
PUB	PUBLIC	WS	WATER SERVICE

RJA
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DeNova Homes, Inc.
1500 Willow Pass Court
Concord, CA 94520

SB330 DESIGN REVIEW & VESTING TENTATIVE MAP APPLICATION
TITLE SHEET
19380 MONTEREY ROAD
MORGAN HILL, CALIFORNIA

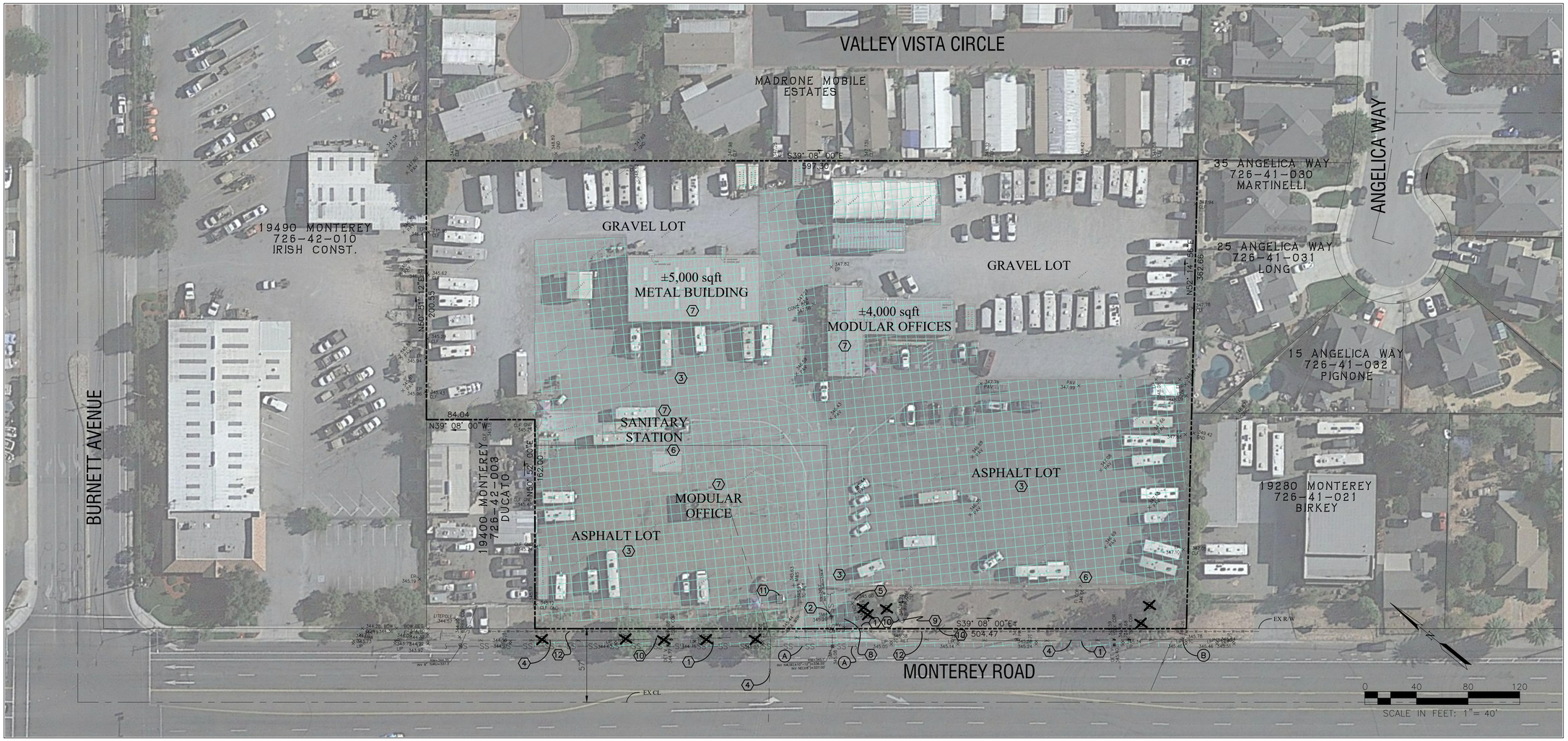
SCALE: AS SHOWN
DATE: FEBRUARY 2022

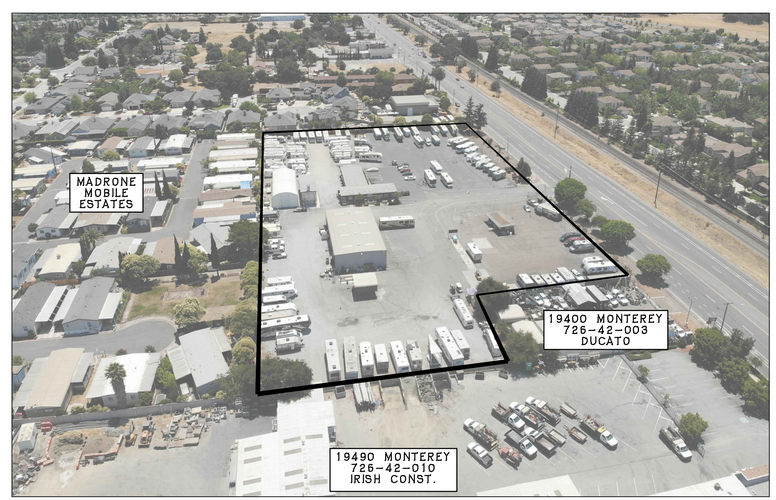
DATE	MK	SHEET REVISIONS	BY	CK

3RD SUBMITTAL
FEBRUARY 2022

SHEET
C-01
OF 10 SHEETS

JOB NO.
212008-001





Site Information

Address	19380 Monterey Road, Morgan Hill APN 726-42-001, 002
General Plan	Mixed-Use Flex
Zoning	Mixed-Use Flex
Gross Area	±4.6 ac

LEGEND

- BOUNDARY
- CENTER LINE
- CURB
- SS — SANITARY SEWER
- OH — OVERHEAD LINE
- EXISTING CONTOUR
- EXISTING TREE TO BE REMOVED
- EXISTING PAVEMENT TO BE REMOVED

NOTES

1. ALL ONSITE PAVEMENT, STRUCTURES, AND UTILITIES ARE TO BE REMOVED.
2. ALL UNUSED EXISTING SANITARY SEWER LATERALS STUBBED TO THE PROPERTY SHALL BE ABANDONED AT THE SEWER MAIN PER CITY STANDARDS.
3. NO STORM DRAIN INFRASTRUCTURE EXISTS ALONG THE MONTEREY FRONTAGE OF THE PROJECT SITE.
4. THE LOCATIONS OF ANY EXISTING UNDERGROUND UTILITIES, PIPES, AND/OR STRUCTURES SHOWN HEREON ARE BASED ON OBSERVABLE EVIDENCE ONLY.
5. SEE JOINT TRENCH INTENT PLANS FOR FURTHER INFORMATION ON THE UNDERGROUNDING OF OVERHEAD UTILITY LINES.

DEMOLITION NOTES

1. CURB & GUTTER TO BE REMOVED
2. SANITARY SEWER TO BE REMOVED
3. EX PAVEMENT TO BE REMOVED
4. EX OVERHEAD LINES TO BE PLACED UNDERGROUND
5. EX FIRE HYDRANT TO BE RELOCATED
6. EX DRAIN INLET TO BE REMOVED
7. EX BLDG TO BE REMOVED
8. EX W TO BE REMOVED
9. EX BACKFLOW PREVENTER TO BE REMOVED
10. EX SIGN TO BE REMOVED
11. EX TRANSFORMER TO BE REMOVED
12. APPROXIMATE LOCATION OF EX WATER TO BE RELOCATED

PRESERVATION NOTES

- A — EX SANITARY SEWER TO REMAIN
- B — EX FIRE HYDRANT TO REMAIN

RJA
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DeNova Homes, Inc.
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SB330 DESIGN REVIEW & VESTING TENTATIVE MAP APPLICATION

EXISTING CONDITIONS AND DEMOLITION PLAN

19380 MONTEREY ROAD
MORGAN HILL, CALIFORNIA

SCALE	DATE
AS SHOWN	FEBRUARY 2022

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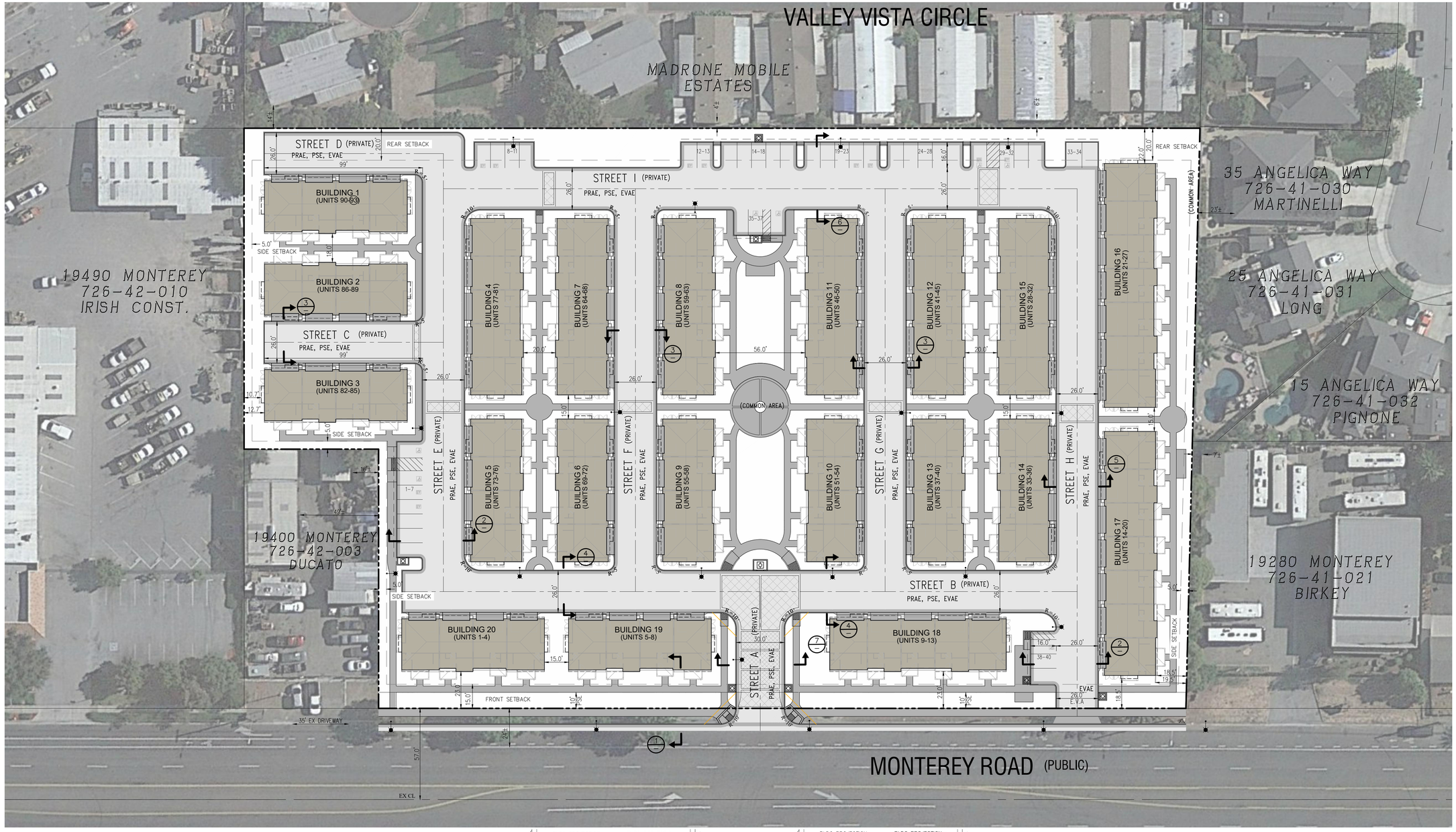
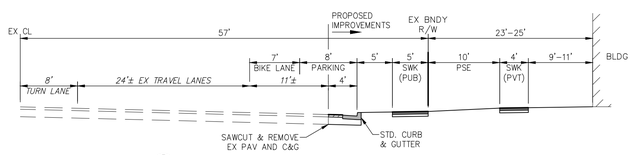
		3RD SUBMITTAL FEBRUARY 2022		

SHEET
C-02
OF 10 SHEETS

JOB NO.
212008-001





1 MONTEREY ROAD CONFORM
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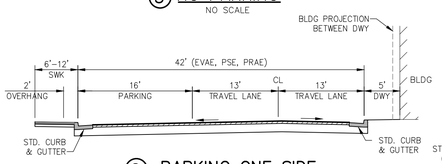

2 PARKING ONE SIDE
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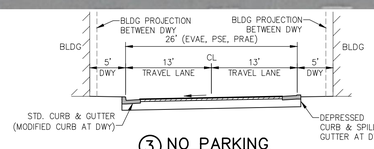

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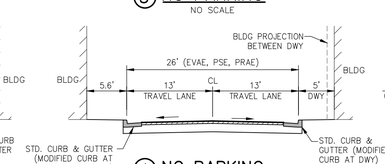

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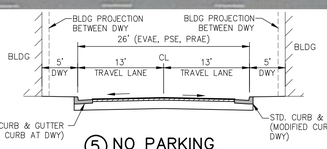

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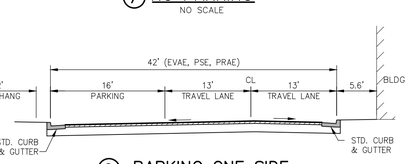

6 PARKING ONE SIDE
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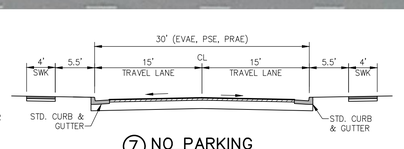

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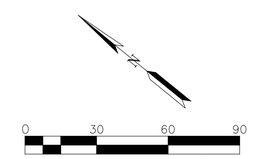

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SITE PLAN

19380 MONTEREY ROAD
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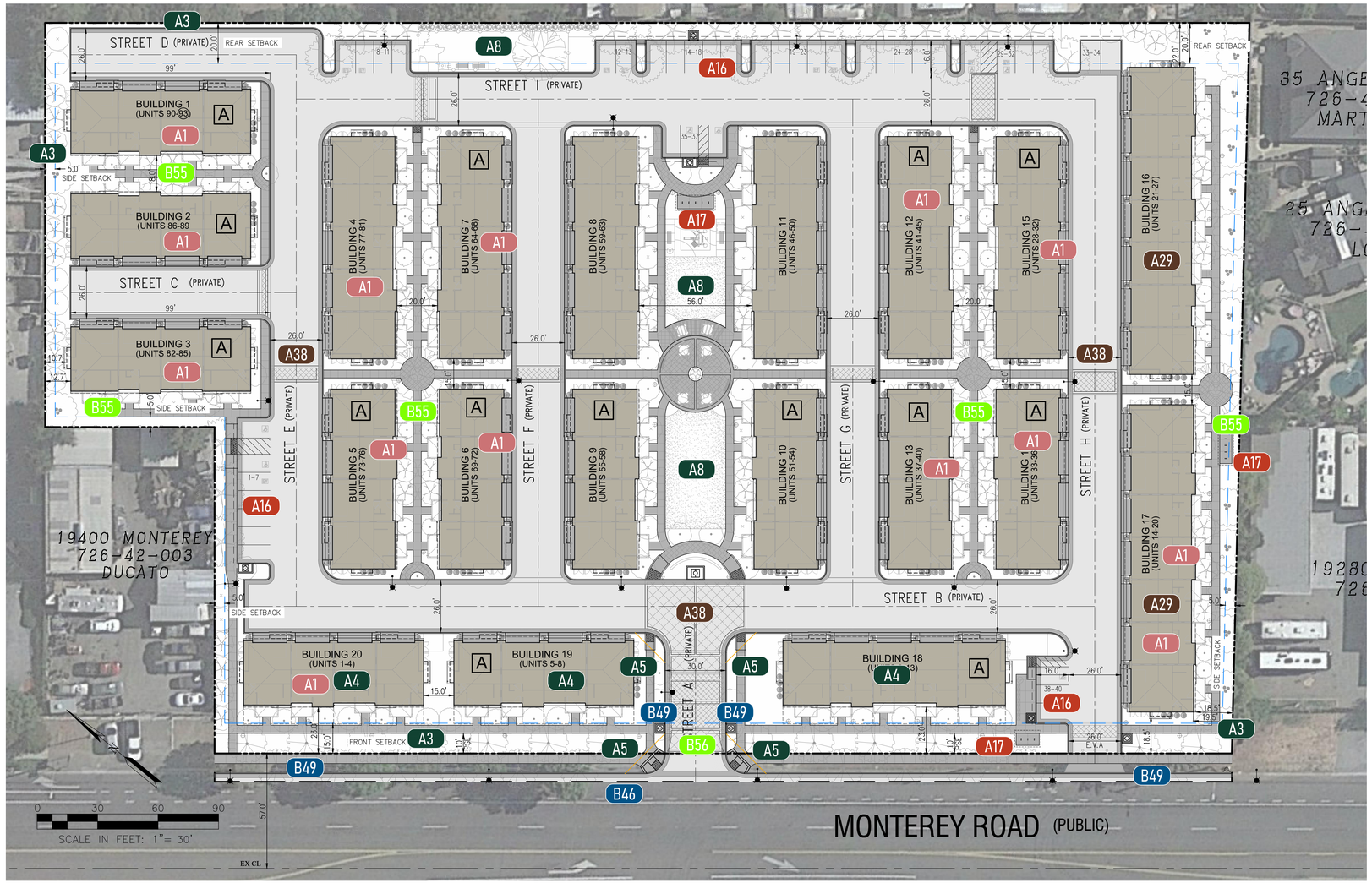

8. **On-Site Recreational Amenities:** The project has provided on-site recreational amenities to serve residents based on the following table:
(GP Policy CNF-11.10)

NUMBER OF AMENITIES REQUIRED FROM EACH TIER BASED ON PROJECT SIZE			
Project Size	**Tier 1**	**Tier 2**	**Tier 3**
16 to 50 units	2	2	
51-100 units	2	2	1
101-150 units	2	2	2
151+ units	2	3	3
201+ units	2	3	3

Tier 1 amenities:
- Shuffleboard
- Horseshoes
- Bowling green w/artificial turf
- Picnic/barbeque area
- Park benches
- Passive water features (e.g. fountain)
- Passive recreation area and/or gardens
- Tot Lot (small playground, typically designed for toddlers 2 and under)

Tier 2 amenities:
- Cabana or shade trellis area
- Two picnic/barbeque areas
- Clubhouse
- Volleyball court and/or Bocce ball court
- Outdoor racquetball/handball tilt-up wall
- Dog Park
- Sauna and/or Jacuzzi
- Community garden plots (minimum one forty-eight-square-foot plot per each ten dwelling units) with water service located in an area that will get a minimum of six hours of direct sun when trees mature
- ½ court basketball (one hoop)
- Bridle paths
- Bocce ball
- Artificial turf putting green
- Exercise structure or complex (age appropriate play equipment/minimum three activities; can be integrated in structure)

Tier 3 amenities:
- Softball field
- Sports court and/or 2 1/2-court basketball courts (two hoops)
- Restroom area
- ½ scale soccer field
- Exercise structure or complex (age appropriate play equipment/minimum five activities; can be integrated in structure)
- Jacuzzi and separate child wading pool
- Tennis court
- Recreation hall with exercise equipment and/or game equipment
- Exercise room
- Clubhouse w/ kitchen
- Swimming pool

.**(GP Policy- Housing element HE-4)**

B. ENGINEERING - LAND DEVELOPMENT REQUIREMENTS

	SITE PLANNING
B43	PROJECTS ADJACENT TO ARTERIAL STREETS DO NOT INCLUDE WALLS OR FENCES UNLESS REQUIRED BY ACOUSTICAL ANALYSIS +MEDIAN LANDSCAPING
B44	PUBLIC AND PRIVATE STREETS ARE CONSISTENT WITH GP TRANSPORTATION ELEMENT AND STANDARD DETAILS
B45	UTILITY TRANSFORMERS ARE INSTALLED UNDERGROUND UNLESS PRECLUDED BY PHYSICAL LIMITATIONS + P.S.E.'S ARE PROVIDED
B46	UTILITY DISTRIBUTION AND SERVICE CONNECTIONS ARE PLACED UNDERGROUND
B47	WATER METERS ARE LOCATED IN A PUBLIC RIGHT OF WAY OR P.S.E.
~~B48~~	~~CATEGORY I, IV & 2 STREAM SETBACKS ARE INCLUDED IN THE PROJECT~~
B49	A 5' PLANTING STRIP (WITH IRRIGATION) IS PROVIDED BETWEEN CURB AND SIDEWALK

	PEDESTRIAN, BICYCLE AND TRANSIT IMPROVEMENTS
~~B50~~	~~NEW STREET ALIGNS AND CONNECTS TO EXISTING STREETS INTERSECTING WITH PROJECT BOUNDARY~~
~~B51~~	~~NEW STREETS EXTEND TO ADJOINING UNDEVELOPED LAND + PUBLIC ACCESS EASEMENTS ARE PROVIDED~~
B52	PROJECT PROVIDES OFF-STREET BICYCLE AND PEDESTRIAN CONNECTIONS IN ACCORDANCE WITH THE BIKEWAYS, TRAILS, PARKS AND RECREATION MASTER PLAN.
B53	STREETS INCLUDE DESIGN ELEMENTS FROM THREE DIFFERENT CATEGORIES OF "COMPLETE STREET DESIGN ELEMENTS"
B54	MULTI-FAMILY: PROJECT INCLUDES AT LEAST TWO ENHANCED BICYCLE AND PEDESTRIAN IMPROVEMENTS CONSISTENT WITH OBJECTIVE CRITERIA CHECKLIST
B55	INTERNAL PEDESTRIAN CONNECTIONS ARE PROVIDED
B56	CONTINUOUS SIDEWALKS ARE PROVIDED ON BOTH SIDES OF STREETS

MUNICIPAL INFRASTRUCTURE

SEE SHEET PA-07

A. DEVELOPMENT SERVICES REQUIREMENTS

	AFFORDABLE HOUSING AND ACCESSORY DWELLING UNITS
A1	COMPLIANCE WITH INCLUSIONARY HOUSING ORDINANCE
~~A2~~	~~ACCESSORY DWELLING UNITS COMPLY WITH MHMC CHAPTER 18.81~~

	SITE PLANNING
A3	COMPLIES WITH APPLICABLE ZONING
A4	ORIENTATION TO AN EXISTING STREET (COLLECTOR OR ARTERIAL)
A5	INTERSECTION SIGHT DISTANCE/CLEAR VISION TRIANGLE
~~A6~~	~~SOUND WALLS INCORPORATED INTO PROJECT DESIGN PER ACOUSTICAL REPORT~~
~~A7~~	~~PROJECT COMPLIES WITH AGRICULTURAL BUFFER CRITERIA~~
A8	ON-SITE RECREATIONAL AMENITIES ARE PROVIDED PER SIZE/TIER TABLE
A9	LANDSCAPING AND IRRIGATION PLANS COMPLY WITH MHMC CHAPTER 18.148
A10	LANDSCAPING PLAN COMPLIES WITH MHMC SECTION 18.64.040
~~A11~~	~~COMPLIANCE WITH WILDLAND-URBAN INTERFACE FIRE AREA GUIDELINES~~
A12	TREES TO BE REMOVED (MHMC CHAPTER 12.32) ARE IDENTIFIED FOR MITIGATION + APPLICATION IS MADE FOR TREE REMOVAL PERMIT
A13	USEABLE PRIVATE AND COMMON OPEN SPACE MEET BY-UNIT TYPE MINIMUM AREA

	PARKING IMPROVEMENTS
A14	ON-SITE PARKING PROVIDED PER MHMC 18.72.030
A15	PARKING DESIGN/STANDARDS COMPLY WITH MHMC 18.72.060
A16	MULTI-FAMILY PARKING DISPERSED THROUGHOUT PROJECT AND SCREENED FROM STREETS
A17	MULTI-FAMILY PROJECTS (5+ UNITS) PROVIDE BICYCLE PARKING PER MHMC 18.72.080
A18	PROJECTS WITH 6+ SPACES, LIGHTING INFORMATION IS PROVIDED PER MHMC 18.72.060.G
A19	PROJECTS WITH 6+ SPACES DEMONSTRATE PARKING LOT SCREENING AND LANDSCAPING PER MHMC SECTIONS 18.72.060.I AND 18.72.070
~~A20~~	~~PARKING LOTS WITH 30+ SPACES INCLUDE A PEDESTRIAN WALKWAY PER MHMC 18.72.060.H~~
~~A21~~	~~PARKING LOTS WITH 25+ SPACES INCLUDE EV SPACES PER MHMC SECTION 18.72.040.C~~

A. DEVELOPMENT SERVICES REQUIREMENTS (CONT.)

	ARCHITECTURAL DESIGN FEATURES
A22	50% OF HOMES FACING A STREET OR COMMON INTERIOR COURTYARD INCLUDE A FRONT PORCH (5'X6' MIN)
A23	25% OF HOMES FACING A STREET, ALLEY OR COMMON INTERIOR COURTYARD INCLUDE A BALCONY (4'X6' MIN)
A24	ALL FENCES AND WALLS DESIGNED FOR SCREENING PURPOSES SHALL BE OF SOLID MATERIAL
A25	360° ARCHITECTURE: PROJECT INCLUDES AT LEAST TWO DETAILS IDENTIFIED IN OBJECTIVE CRITERIA CHECKLIST
A26	EXTERIOR TREATMENTS AND MATERIALS: PROJECT INCLUDES AT LEAST TWO MATERIALS ON ANY BUILDING FACADE PER OBJECTIVE CRITERIA CHECKLIST
A27	ROOF LINES INCLUDE TWO VARYING ROOF HEIGHTS AND TYPES

A. DEVELOPMENT SERVICES REQUIREMENTS (CONT.)

	ARCHITECTURAL DESIGN FEATURES
A28	BUILDING BULK IS MINIMIZED BY IMPLEMENTING AT LEAST TWO DESIGN MEASURES PER OBJECTIVE CRITERIA CHECKLIST
A29	MAXIMUM NUMBER OF UNITS: 7 PER SINGLE FAMILY ATTACHED
A30	SAMPLE COLOR PALETTE COMPLIES WITH OBJECTIVE CRITERIA CHECKLIST
A31	WINDOW DESIGN COMPLIES WITH OBJECTIVE CRITERIA CHECKLIST
A32	MIRRORED GLAZING NOT INCLUDED IN PROJECT
A33	PHOTOMETRIC PLAN COMPLIES WITH EXTERIOR LIGHTING AND ILLUMINATION STANDARDS
A34	EXTERIOR MECHANICAL AND ELECTRICAL EQUIPMENT SHALL BE SCREENED OR INCORPORATED INTO SITE/BUILDING DESIGN
~~A35~~	~~PARKING GARAGES PROMINENCE MITIGATED BE AT LEAST ONE MITIGATION PER OBJECTIVE CRITERIA CHECKLIST~~
A36	GARAGE DOORS INCLUDE ARCHITECTURAL ELEMENTS THAT COMPLIMENT THE MAIN BUILDING
~~A37~~	~~DETACHED SINGLE FAMILY PROJECTS PAVED/IMPERVIOUS SURFACES DO NOT EXCEED 50%* OF THE FRONT AND STREET SIDE AREAS~~
A38	DECORATIVE PAVEMENT DESIGN TOTALS AT LEAST 10% OF THE PAVED AND/OR LANDSCAPED AREA
A39	ROOF ELEMENTS OF A MULTI-FAMILY PROJECT IS DESIGNED SUCH THAT NO MORE THAT TWO SIDE-BY-SIDE UNITS ARE COVERED BY ONE UNARTICULATED ROOF.
A40	BUILDINGS 3+ STORIES SHALL INCLUDE MASSING BREAKS PER THE OBJECTIVE STANDARDS CRITERIA
A41	BUILDINGS 3+ STORIES TO PROVIDE GROUND-FLOOR ELEVATIONS DISTINCTIVE FROM OTHER STORIES PER OBJECTIVE STANDARDS CRITERIA
~~A42~~	~~DETAILED TRASH ENCLOSURE PLANS PROVIDED FOR MULTI-FAMILY PROJECTS THAT COMPLY WITH OBJECTIVE STANDARDS CRITERIA~~

DEVELOPMENT STANDARDS IN MIXED USE FLEX DISTRICT

SITE REQUIREMENTS	REQUIRED	PROVIDED
MINIMUM LOT AREA	6,000 SF	201,300 SF
MINIMUM LOT WIDTH	60 FT	504 FT
MINIMUM LOT DEPTH	100 FT	362 FT
MAXIMUM FLOOR AREA RATIO	0.5	0.98
DENSITY RANGE	7-24 DU/AC	20 DU/AC
MAXIMUM BUILDING COVERAGE	50%	31.7%

*REFER TO TABLE 18.22-2 IN CITY OF MORGAN HILL MUNICIPAL CODE

SETBACK STANDARDS IN MIXED USE FLEX DISTRICT

SETBACK	MINIMUM REQUIRED (FT)	MINIMUM PROVIDED (FT)
FRONT	15	23
REAR	20	20
INTERIOR SIDE	5	10.7
STREET SIDE	10	N/A

*REFER TO TABLE 18.22-3 IN CITY OF MORGAN HILL MUNICIPAL CODE

A ACCESSIBLE UNIT (14)

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DeNova Homes, Inc.
1500 Willow Pass Court
Concord, CA 94520

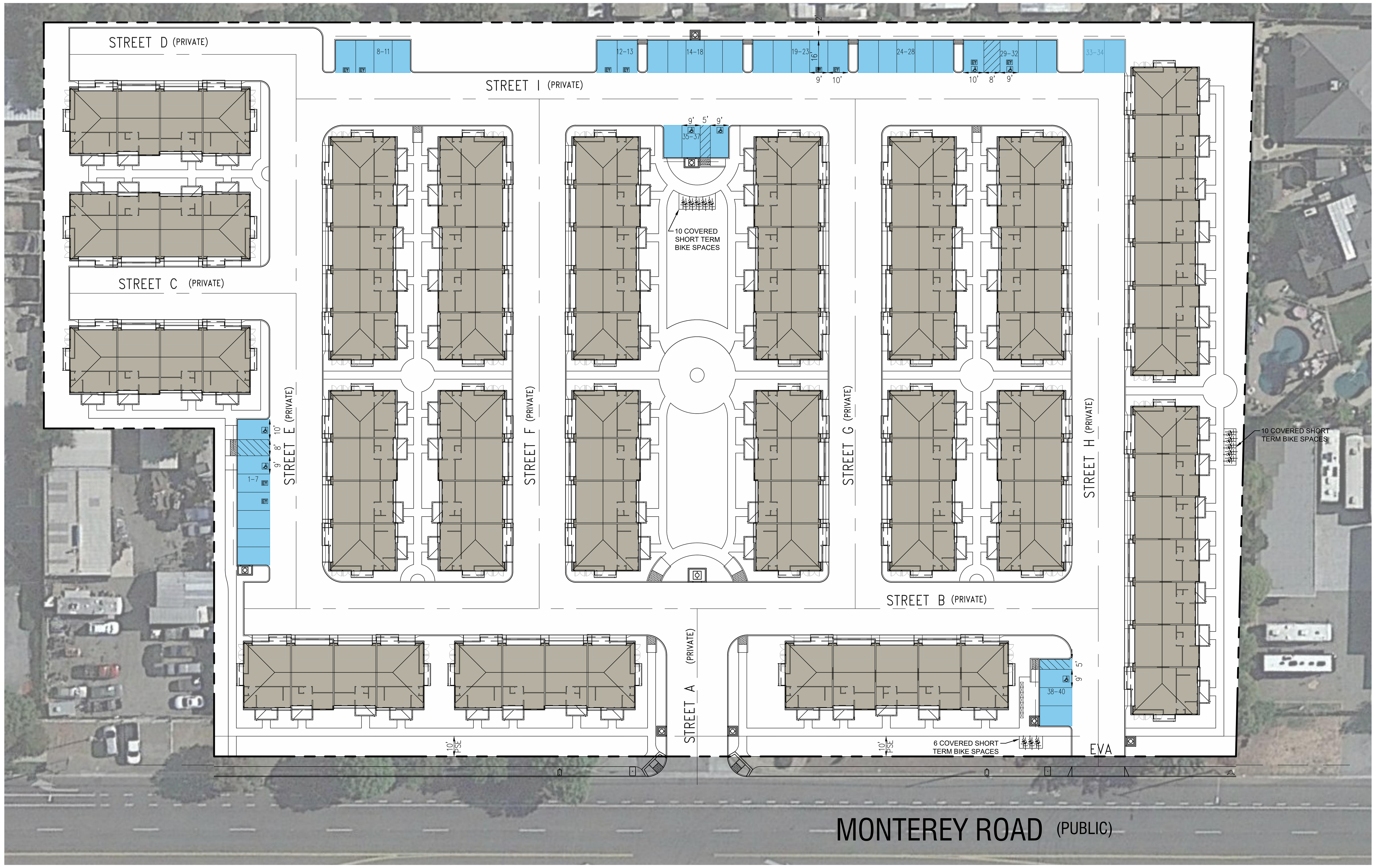
SB330 DESIGN REVIEW & VESTING TENTATIVE MAP APPLICATION
ZONING COMPLIANCE EXHIBIT
19380 MONTEREY ROAD
MORGAN HILL, CALIFORNIA

SCALE AS SHOWN
DATE FEBRUARY 2022

DATE	MK	SHEET REVISIONS	BY	CK
		3RD SUBMITTAL FEBRUARY 2022		

SHEET C-04 OF 10 SHEETS

JOB NO. 212008-001



BICYCLE PARKING SUMMARY

REQUIRED PARKING (TABLE 18.72-7)

SHORT TERM SPACES	10% OF REQUIRED AUTOMOBILE SPACES
LONG TERM SPACES	1 PER 5 UNITS

TOTAL REQUIRED PARKING

SHORT TERM SPACES	25
LONG TERM SPACES	19
TOTAL REQUIRED SPACES	***44***

PROVIDED PARKING

SHORT TERM SPACES	26
LONG TERM SPACES	93 (SPACE PROVIDED IN GARAGE)
	119 TOTAL SPACES

PARKING SUMMARY

REQUIRED PARKING - OCCUPANT (TABLE 18.72-2 & -3)

STUDIO OR ONE-BEDROOM	1 COVERED + 0.5 UNCOVERED PER UNIT
TWO BEDROOM	1 COVERED + 1 UNCOVERED PER UNIT
THREE BEDROOM	1 COVERED + 1.5 UNCOVERED PER UNIT

PROJECT UNIT COUNT

TWO BEDROOM UNIT	22
THREE BEDROOM UNIT	71

REQUIRED PARKING - GUEST

ONE SPACE PER EVERY THREE UNITS

TOTAL REQUIRED PARKING

COVERED SPACES	93
UNCOVERED SPACES	129
GUEST SPACES	31
TOTAL REQUIRED SPACES	***253***

PROVIDED PARKING

2 GARAGE SPACES/UNIT	186
BAY/HEAD-IN	25
BAY/HEAD-IN ADA	5
BAY/HEAD-IN EV	8
BAY/HEAD-IN EV/ADA	2
	226 TOTAL SPACES

LEGEND AND NOTES

ASPHALT, CONCRETE OR PAVERS

EV ELECTRIC VEHICLE CHARGING STATION

ADA PARKING SPACE

1. SEE SECTION 2 ON SHEET PA-03 FOR PARKING STALL DEPTH
2. PARKING DIMENSIONS SHOWN ARE TYPICAL. ALL UNCOVERED SPACES ARE 16' IN LENGTH WITH A 2' OVERHANG. ALL UNCOVERED SPACES ARE 9' WIDE, UNLESS THEY BORDER A LANDSCAPE AREA, WHERE THEY ARE 10' WIDE.

N

0 30 60 90

SCALE IN FEET: 1"= 30'

18.72.060 - Parking design and development standards.

A. Conformance with City Standards. All parking spaces, lots, driveways and other improvements intended and used for vehicle parking and circulation shall comply with the design standards and standard details for construction as maintained by the city of Morgan Hill engineering division. *PROJECT IS COMPLIANT*

B. Parking Space and Lot Dimensions. *N/A - NO PARKING LOTS OR STRUCTURES*

1. General. The dimensions of parking spaces, maneuvering aisles, and access ways within a parking lot shall conform to the city's official parking space standard specifications maintained by the engineering division and as shown in Figure 18.72-1. All required parking spaces shall be full size parking spaces. Alternatively, with the issuance of a design permit, up to thirty percent of the required parking spaces may be compact spaces.
2. Garage Spaces. All parking spaces within a structure shall be a minimum of ten feet in width and twenty feet in length.
3. Access to Spaces. All access to spaces in a parking lot shall be from the lot.
4. Driveway Width. The minimum required driveway with at the street entrance shall be as shown in Table 18.72-4.

Figure 18.72-1: Parking Lot Dimensions

FULL SIZE

Angle	Depth	Aisle	Width [1]
0°	22 ft.	12 ft.	8 ft.
45°	18.7 ft.	15 ft.	9 ft.
60°	19.8 ft.	16 ft.	9 ft.
90°	18 ft.	25 ft.	9 ft.

COMPACT

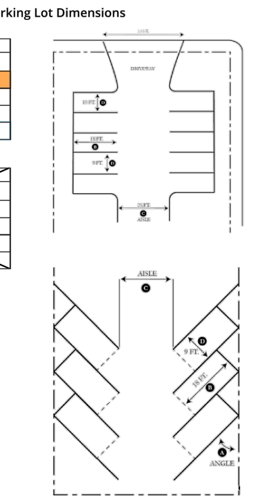
Angle	Depth	Aisle	Width [1]
0°	22 ft.	12 ft.	8 ft.
45°	16.6 ft.	15 ft.	8 ft.
60°	17.6 ft.	16 ft.	9 ft.
90°	16 ft.	25 ft.	9 ft.

A = Angle parking spaces makes with wall, curb, or fences

B = Minimum distance measured at right angles from wall, curb, or fence to nearest edge of aisle, except zero-degree parking where B equals the length of the stall parallel to the curb, aisle, or street

C = Minimum width of one-way aisle

D = Minimum width of the parking space measured at right angles from the side boundaries of the space



Notes:

[1] Minimum ten-foot width for spaces with one or two sides adjacent to a landscaped area.

Table 18.72-4: Minimum Driveway Widths

Land Use Served by Driveway	Minimum Width at Street Entrance
Commercial Uses	

1/3

One-Way Driveway	25 ft.
Two-Way driveway	35 ft.
Residential Uses	
One-way Driveways	12 ft. at street entrance
Two-way Driveways	18 ft. at street entrance

5. Circulation Drive Aisle Width. Main circulation drive aisles within a shopping center or other commercial development shall be a minimum of thirty feet in width.
6. Stacking Area. All parking lots shall provide a minimum forty-foot stacking from the travel lane of the adjoining street.

C. Surfacing. *PROJECT IS COMPLIANT (SEE NOTES/LEGEND)*

1. All parking spaces, maneuvering aisles, and access ways shall be paved with asphalt, concrete, or other all-weather surface.
2. Permeable paving materials, such as porous concrete/asphalt, open-jointed pavers, and turf grids, are a permitted surface material, subject to approval by the development services department.

D. Tandem Parking Spaces. Tandem parking spaces are permitted for all residential land uses, provided that they comply with the following standards: *PROJECT IS COMPLIANT (SEE NOTES/LEGEND)*

1. Parking spaces in a tandem configuration shall be reserved for and assigned to a single dwelling unit. All required guest parking shall be provided as single, non-tandem parking spaces.
2. Tandem parking spaces shall not block the use of the driveway to access other parking spaces located within the parking area.
3. Tandem parking spaces shall be used to accommodate passenger vehicles only.

E. Forward Entrance and Exit. For parking areas adjacent to an arterial or collector roadway, sufficient maneuvering area shall be provided so that vehicles may enter and exit an abutting street in a forward direction. *N/A*

F. Parking Lifts. Required parking may be provided using elevator-like mechanical parking systems ("lifts") provided the lifts are located within an enclosed structure or otherwise screened from public view. *N/A*

G. Lighting. *PROJECT IS COMPLIANT (SEE NOTES/LEGEND)*

1. A parking area with six or more parking spaces shall include outdoor lighting that provides a minimum illumination of 1.0 foot-candles over the entire parking area.
2. Outdoor lighting as required above shall be provided during nighttime business hours.
3. All parking space area lighting shall be energy efficient and designed so that any glare or spillage is directed away from residential properties.
4. ~~All fixtures shall be hooded and downward facing.~~
5. ~~Parking structures shall provide indoor lighting as required by the California Building Code.~~

H. Pedestrian Access.

1. Parking lots with more than thirty parking spaces shall include a pedestrian walkway in compliance with ADA requirements. *N/A - NO PARKING LOTS OR STRUCTURES*
2. The design of the pedestrian walkway shall be clearly visible and distinguished from parking and circulation areas through striping, contrasting paving material, or other similar method as approved by the community development

2/3

director. *PROJECT IS COMPLIANT (SIDEWALKS CONNECT PARKING AREAS)*

I. Screening. Parking lots of six spaces or more shall comply with the following screening standards. *N/A - NO PARKING LOTS OR STRUCTURES*

1. Location. Screening shall be provided along the perimeter of parking lots fronting a street or abutting a residential zoning district.
2. Height.
   a. Screening adjacent to streets shall have a minimum height of three feet.
   b. For parking lots within ten feet of a residential zoning district, screening shall have a minimum height of six feet.
3. Materials. Required screening may consist of one or more of the following materials:
   a. Low-profile walls constructed of brick, stone, stucco or other durable and graffiti-proof coating material.
   b. Evergreen plants that form an opaque screen.
   c. An open fence combined with landscaping to form an opaque screen.
   d. A berm landscaped with ground cover, shrubs, or trees.
   e. Parking lots within ten feet of a residential zoning district shall be screened by a six-foot masonry wall.

J. Driveway Spacing.

1. Driveways shall be setback from street intersections as shown in Table 18.72-5:

Table 18.72-5: Driveway Setbacks from Intersections

Use Served by Driveway	Minimum Distance from Intersection
Residential	10 ft. *PROJECT IS COMPLIANT (SEE NOTES ABOVE)*
Commercial	25 ft.
Industrial	30 ft.
Other Uses	As required by the City Engineer

2. Setbacks shall be measured from corner radius or t feet, whichever is greater. The corner radius shall be the arc length measured between the linear distance of the adjoining street.

K. Adjustments to Parking Design and Development Standards. The Planning Commission may allow adjustments to parking design and development standards in this section through the approval of a Minor Exception as described in Chapter 18.108.070 (Minor Exceptions).

(Ord. No. 2277 N.S., § 5(Exh. A), 6-6-2018)

CMHMC 18.140.020

O. "Parking lot" means land area or facility for the temporary parking or storage of motor vehicles used personally, for business or for commerce with a lot size of five thousand square feet or more, or with twenty-five or more parking spaces.

3/3

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PARKING COMPLIANCE EXHIBIT

19380 MONTEREY ROAD

MORGAN HILL, CALIFORNIA

SCALE: AS SHOWN

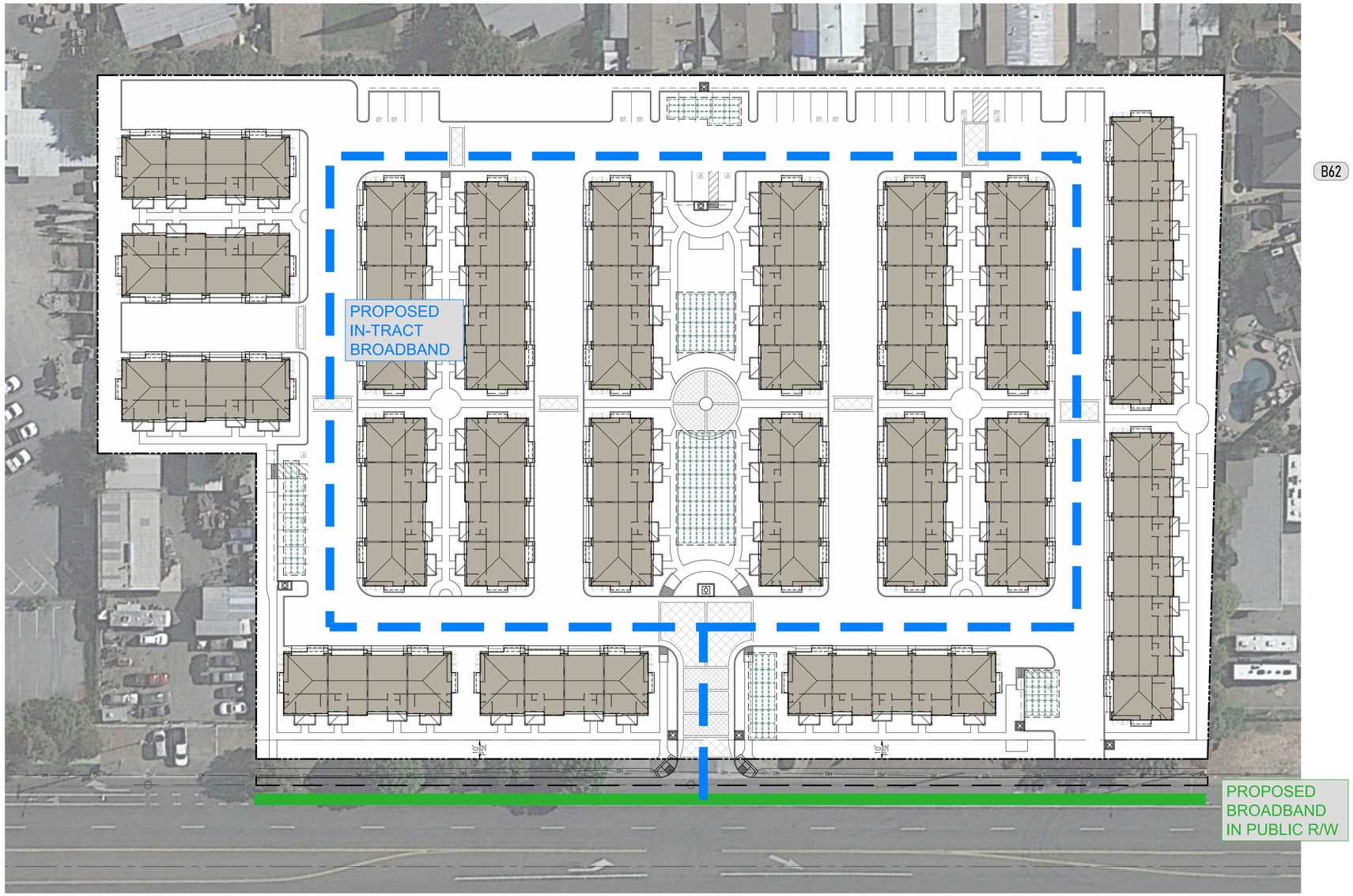
DATE: FEBRUARY 2022

SHEET REVISIONS — DATE | MK | BY | CK

3RD SUBMITTAL FEBRUARY 2022

SHEET C-05 OF 10 SHEETS

JOB NO. 212008-001



	MUNICIPAL INFRASTRUCTURE
B62	BROADBAND CONNECTIVITY IS INSTALLED PER OBJECTIVE STANDARDS CHECKLIST

0 30 60 90

SCALE IN FEET: 1"= 30'

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SB330 DESIGN REVIEW & VESTING TENTATIVE MAP APPLICATION

STANDARDS COMPLIANCE EXHIBIT

19380 MONTEREY ROAD
MORGAN HILL, CALIFORNIA

SCALE AS SHOWN

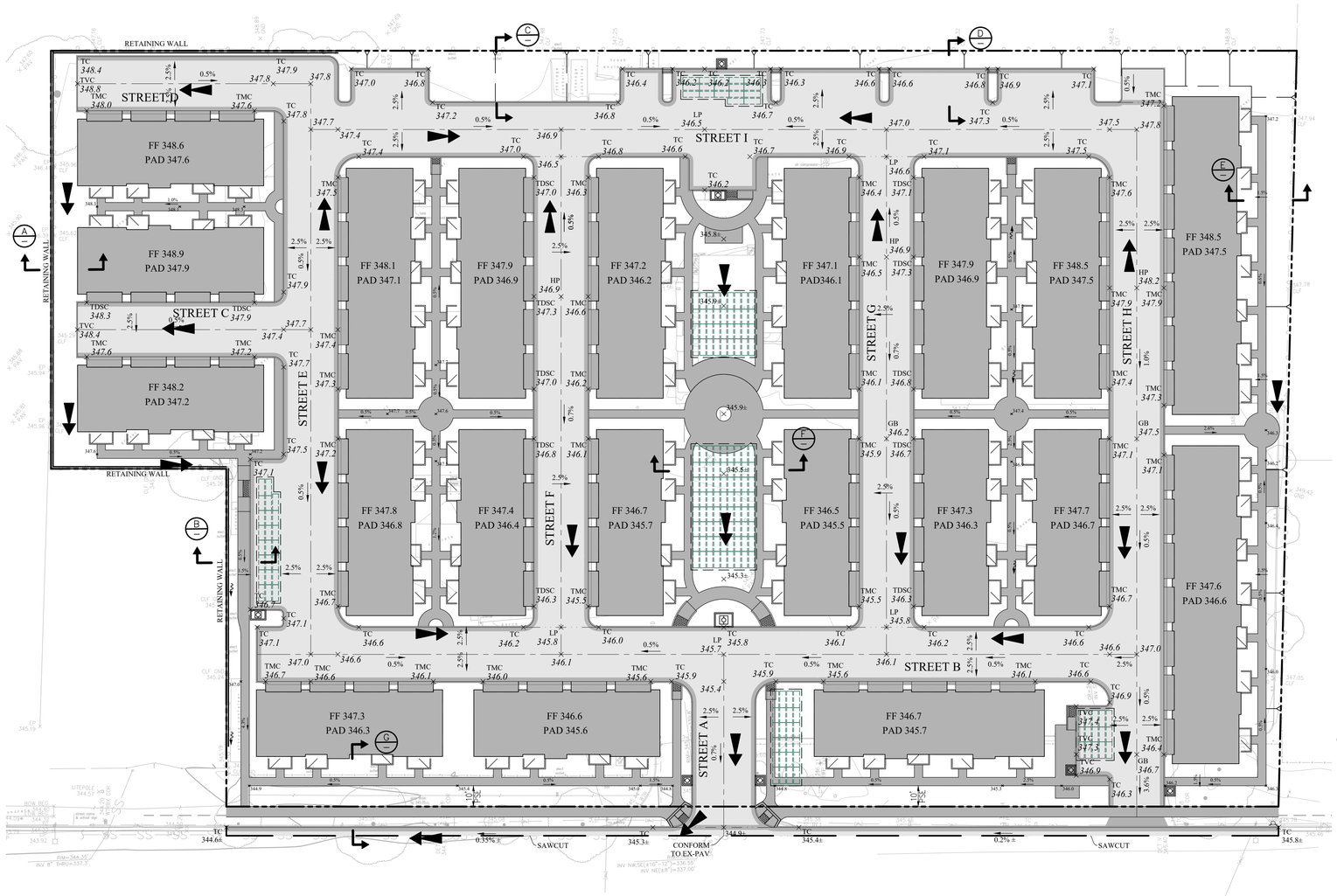
DATE FEBRUARY 2022

DATE	MK	SHEET REVISIONS	BY	CK

3RD SUBMITTAL
FEBRUARY 2022

SHEET
C-06
OF 10 SHEETS

JOB NO.
212008-001



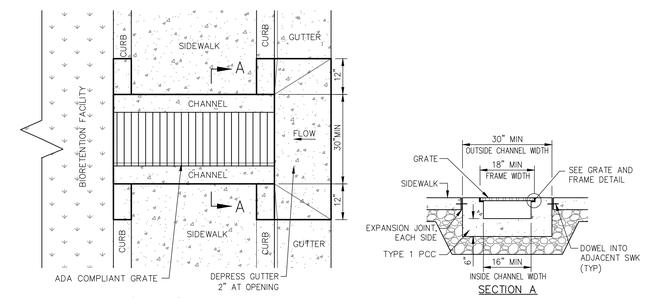
LEGEND

- BOUNDARY
- CENTER LINE
- EASEMENT
- FACE OF CURB
- CONCRETE DITCH
- SIDEWALK
- STORM DRAIN INLET
- FF 352.8 — FINISHED FLOOR ELEVATION
- × 237.7 — SPOT ELEVATION
- 0.5% — STREET SLOPE
- OVERLAND RELEASE
- DIRECTION OF FLOW
- DIRECTION OF SLOPE
- UNDERGROUND INFILTRATION FACILITY

GENERAL NOTES:

1. ALL SIDEWALKS AND WALKWAYS SHALL BE COMPLIANT WITH THE LATEST ADA STANDARDS. CURB RAMPS WITH DETECTABLE WARNING SURFACE SHALL BE PROVIDED AT ALL STREET CROSSINGS.
2. ALL PROPOSED GRADES SHOWN ARE PRELIMINARY AND SUBJECT TO REFINEMENT DURING FINAL DESIGN.
3. SEE SHEET C-09 FOR BIORETENTION FACILITIES.
4. BENCHMARK: SANTA CLARA VALLEY WATER DISTRICT BENCHMARK "BM1067", BRASS DISK "R19"AT UPRR, 300 FEET SOUTH FROM COCHRAN ROAD ALONG OLD MONTEREY ROAD, OPPOSITE TO ADDRESS 18515 OLD MONTEREY ROAD, DISK IS ON TOP OF CONCRETE HEADWALL, ON THE NORTHWESTERLY SIDE OF TRACKS, OVER A 2-FOOT DIAMETER STEEL PIPE CULVERT, 9.5 FEET SOUTHWESTERLY FROM THE MOST SOUTHWESTERLY RAIL, 37.5 FEET NORTHEASTERLY FROM TELEPHONE POLE NO. GT109368, ELEVATION(NAVD88) = 353.27 FEET.
5. EARTHWORK QUANTITIES ARE BASED OFF OF PRELIMINARY PROPOSED GRADING AND EXISTING GROUND CONTOURS. CUT AND FILL VALUES WERE GENERATED BY EARTHCALC, INCORPORATED IN NOVEMBER 2021.

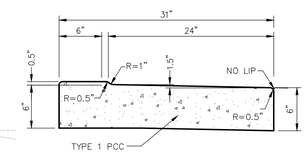
DETAILS



PLAN VIEW

SECTION A

SIDEWALK TRENCH DRAIN DETAIL
NO SCALE



DEPRESSED CURB & SPILL GUTTER DETAIL
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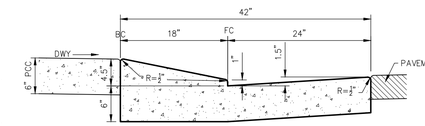
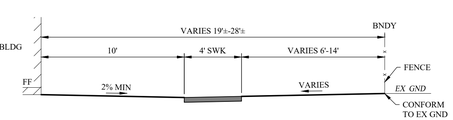


MODIFIED CURB & GUTTER DETAIL
NO SCALE

ROUGH GRADING SECTIONS



TYPICAL GRADING SECTION (E)
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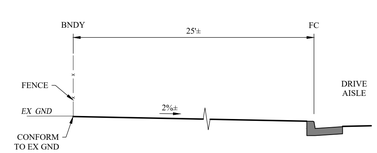

TYPICAL GRADING SECTION (C)
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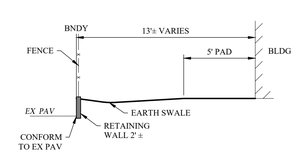

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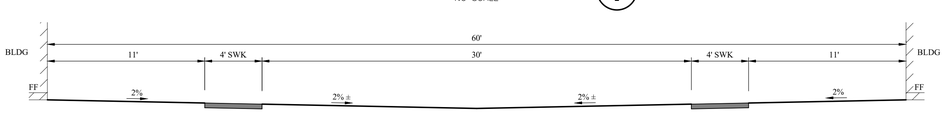

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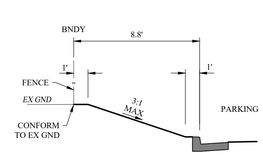

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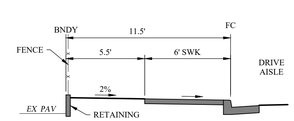
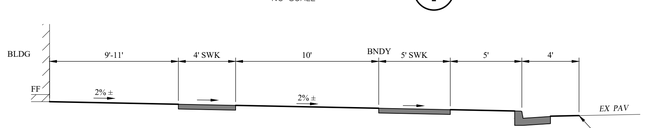


TYPICAL GRADING SECTION (B)
NO SCALE



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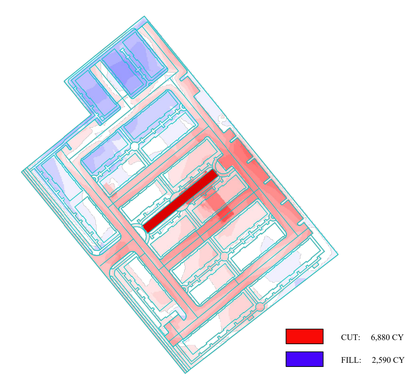

EARTHWORK
NO SCALE

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SB330 DESIGN REVIEW & VESTING TENTATIVE MAP APPLICATION
PRELIMINARY GRADING PLAN
19380 MONTEREY ROAD
MORGAN HILL, CALIFORNIA

SCALE	DATE
AS SHOWN	FEBRUARY 2022

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3RD SUBMITTAL
FEBRUARY 2022

SHEET
C-07
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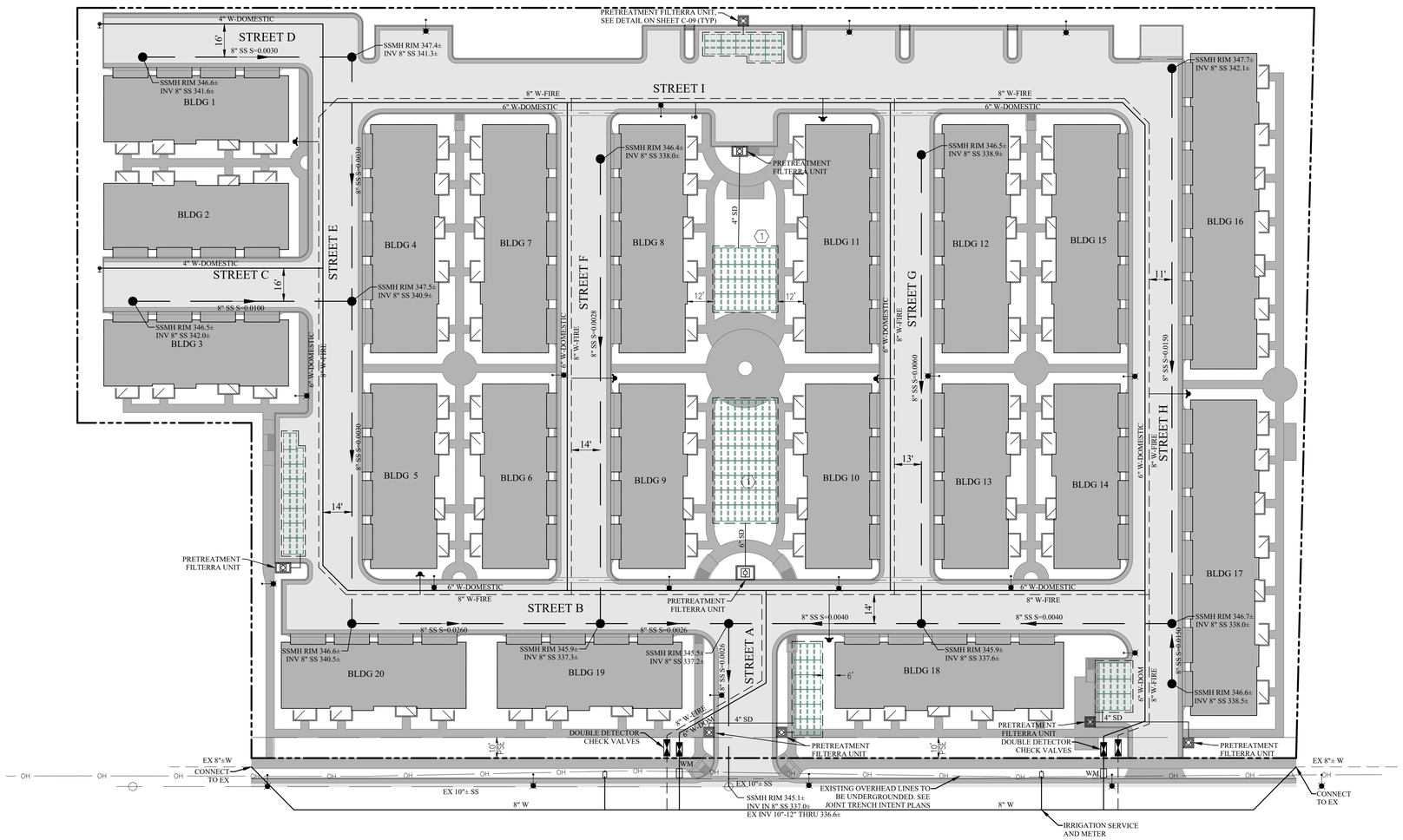


LEGEND

PROPOSED	DESCRIPTION	EXISTING
	BOUNDARY	
	EASEMENT	
	FACE OF CURB	
	SIDEWALK	
	STORM DRAIN INLET	
SD	STORM DRAIN	
SS	SANITARY SEWER	EX SS
W	WATER	EX W
	MANHOLE	
	FIRE HYDRANT	
	BLOWOFF	
	ELECTROLIER	
	UNDERGROUND INFILTRATION FACILITY	

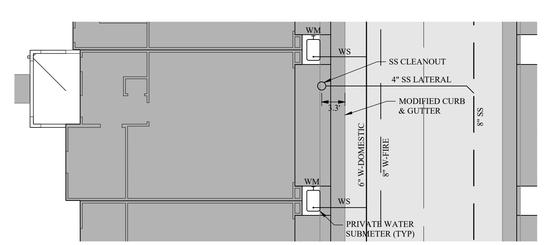
GENERAL NOTES:

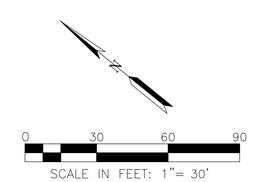
1. UNDERGROUND RETENTION FACILITY, SEE SHEET C-09 FOR ADDITIONAL INFORMATION.
1. WATER SHALL AT ALL TIMES MAINTAIN 10' HORIZONTAL CLEARANCE AND 1' VERTICAL CLEARANCE ABOVE SANITARY SEWER AND RECYCLED WATER UTILITIES, PER CALIFORNIA DEPARTMENT OF PUBLIC HEALTH STANDARDS.
2. STORM DRAIN AND SANITARY SEWER WITHIN THE SITE ARE TO BE PRIVATELY MAINTAINED.
3. DOMESTIC WATER AND FIRE WITHIN THE SITE IS TO BE PRIVATELY OWNED AND MAINTAINED. THE DOMESTIC WATER SUBMETERS FOR EACH UNIT SHALL CONFORM TO THE REQUIREMENTS OF MORGAN HILL MUNICIPAL CODE SECTION 13.01.130.
4. FIRE SPRINKLERS FOR EACH BUILDING ARE TO BE NFPA 13D AND ARE SUPPLIED FROM THE DOMESTIC WATER SERVICE SHOWN IN THE DETAIL BELOW. THIS PROPOSED DESIGN IS PRELIMINARY AND SUBJECT TO CHANGE IN FINAL DESIGN.
5. ALL PROPOSED UTILITY LOCATIONS AND SIZES ARE PRELIMINARY AND SUBJECT TO CHANGE DURING FINAL DESIGN.
6. LOCATION OF EXISTING UTILITIES HAS BEEN APPROXIMATED BASED ON RECORD DRAWINGS.
7. EXISTING UNUSED WATER AND SEWER LATERALS WILL BE ABANDONED AT THE MAIN PER CITY STANDARDS.
8. EXISTING WATER MAIN ON MONTEREY ROAD TO BE RELOCATED WITHIN MONTEREY ROAD R/W AS SHOWN.
9. WORK DONE WITHIN PUBLIC RIGHT-OF-WAY WILL REQUIRE AN ENCROACHMENT PERMIT FROM THE CITY OF MORGAN HILL.
10. THE PROJECT IS NOT LOCATED WITHIN A FLOOD PLAIN.

	MUNICIPAL INFRASTRUCTURE
B57	WATER SYSTEM PROVIDES LOCAL DISTRIBUTION AND COMPLIES WITH STANDARD DETAILS AND DESIGN STANDARDS
B58	WASTEWATER SYSTEM PROVIDES LOCAL DISTRIBUTION AND COMPLIES WITH STANDARD DETAILS AND DESIGN STANDARDS
B59	STORM DRAIN SYSTEM DESIGNED TO MEET THE NEEDS OF A 10-YEAR EVENT; DETENTION SIZED FOR A 25-YEAR EVENT; STREETS FOR A 100-YEAR EVENT
B60	PROJECT COMPLIES WITH CALIFORNIA REGIONAL WATER QUALITY CONTROL BOARD CENTRAL COAST REGION REQUIREMENTS
B61	~~PROJECTS IN A FLOOD PLAIN COMPLY WITH MHMC CHAPTER 15.80~~

TYPICAL UTILITY SERVICE DETAIL

SCALE: 1" = 10'





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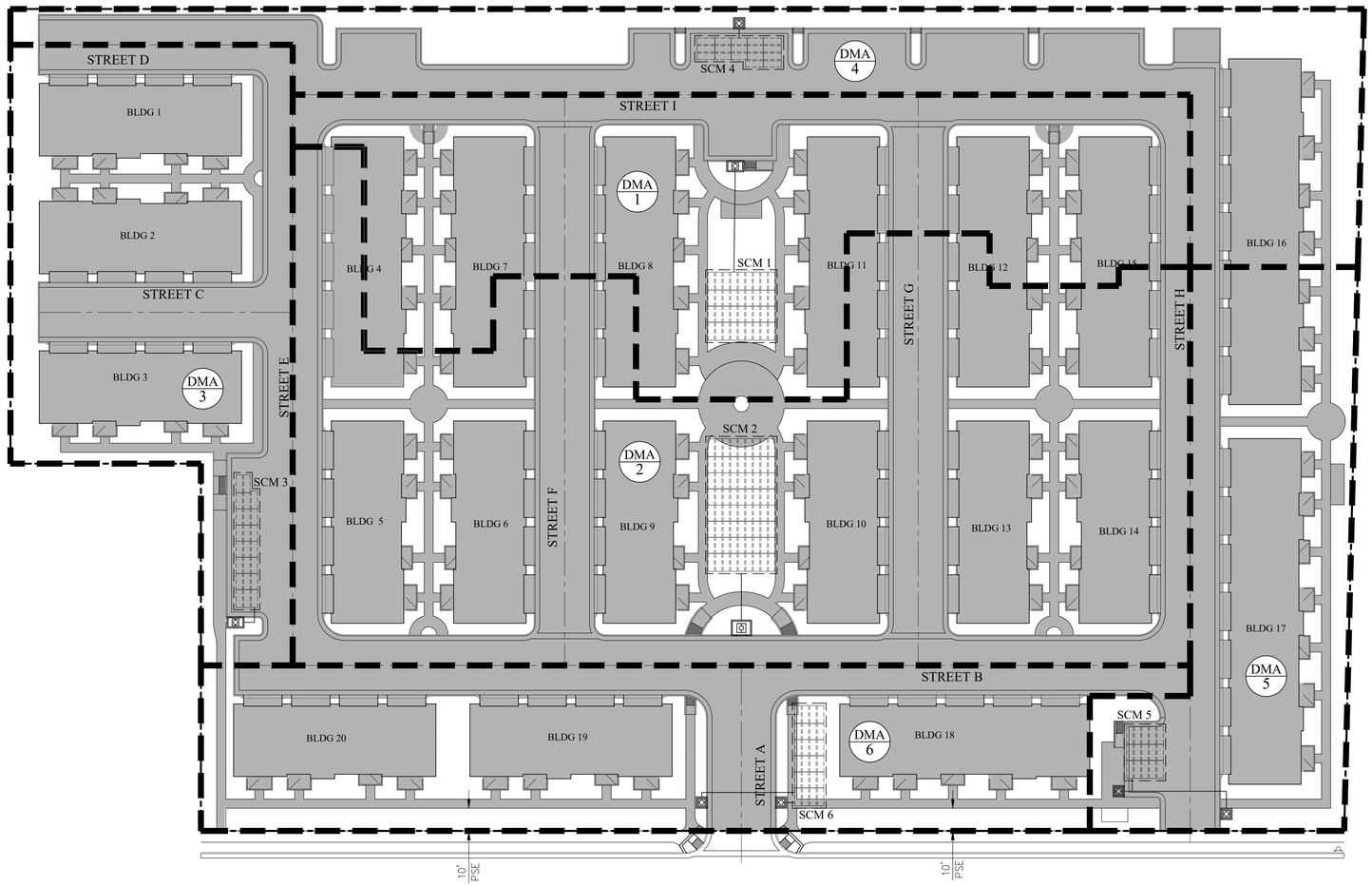


LEGEND

PROPOSED	DESCRIPTION
	DRAINAGE AREA BOUNDARY
	STORM DRAIN
	STORM DRAIN INLET
	STORM DRAIN MANHOLE
	IMPERVIOUS SURFACE
DMA 1	DRAINAGE MANAGEMENT AREA ID
	UNDERGROUND RETENTION CHAMBER
	FILTERRA CURB INLET

STORM WATER MANAGEMENT NOTES:

1) THIS PROJECT IS TRIBUTARY TO FISHER CREEK, WHICH ULTIMATELY DRAINS TO THE SAN FRANCISCO BAY, HOWEVER, THE CITY OF MORGAN HILL HAS ITS MUNICIPAL DISCHARGE PERMIT WITH THE CENTRAL COAST REGIONAL WATER QUALITY BOARD (CCRWQB). THEREFORE, STORM WATER RUNOFF MANAGEMENT SHALL ADHERE TO THE CCWQCB CRITERIA IDENTIFIED IN THE "STORMWATER MANAGEMENT GUIDANCE MANUAL FOR LOW IMPACT DEVELOPMENT & POST CONSTRUCTION REQUIREMENTS FOR THE CITY OF GILROY, CITY OF MORGAN HILL, AND COUNTY OF SANTA CLARA", DATED JUNE 2015.

2) THIS PRELIMINARY STORMWATER RUNOFF MANAGEMENT PLAN IS CONCEPTUAL AND SUBJECT TO REVISION BASED ON FINAL DESIGN AND ULTIMATE SITE CONFIGURATION.

3) ALL STORMWATER CALCULATIONS SHOWN HEREIN ARE PRELIMINARY AND SUBJECT TO CHANGE DURING FINAL DESIGN. THE LID MEASURES AND STORMWATER CONTROL FACILITIES MAY BE CHANGED OR MODIFIED DURING FINAL DESIGN AS LONG AS THE PROJECT CAN SHOW CONFORMANCE WITH THE CITY OF MORGAN HILL, THE SANTA CLARA COUNTY DRAINAGE MANUAL (2007), AND CCRWQCB POST-CONSTRUCTION STORMWATER REGULATIONS IN EFFECT AT THE TIME OF APPROVAL.

4) THE SUBSURFACE INFILTRATION FACILITIES (STORMTECH SC-310, OR APPROVED EQUAL) PROPOSED ONSITE WILL SERVE AS THE MAIN RETENTION SYSTEM FOR THE PROJECT. THE FACILITY WAS SIZED TO RETAIN THE 100-YEAR STORM WITH 25% FREEBOARD VOLUME DUE TO EXISTING DOWNSTREAM FLOODING OF FISHER CREEK. THE CALCULATIONS WERE PERFORMED VIA THE ROUTING METHOD USING CIVILSTORM COMPUTER PROGRAM BY BENTLEY SYSTEM INCORPORATED. ALL CCRWQCB REQUIREMENTS ARE MET VIA INFILTRATION IN THE UNDERGROUND SYSTEM.

5) MAX ALLOWABLE HGL IN THE CHAMBER SYSTEM, WITH A BOTTOM ELEVATION OF 140.0', IS 141.69' IN ORDER TO MAINTAIN 25% FREEBOARD. THE MAXIMUM HGL IN THE CHAMBER SYSTEM DURING THE 100-YEAR STORM OCCURS IN SCM 6 AND IS 141.23'.

6) FILTERRA UNITS, OR APPROVED EQUAL, ARE PROPOSED AS POTENTIAL PRETREATMENT SYSTEMS UPSTREAM OF THE CHAMBER SYSTEMS IN ORDER TO REMOVE A LARGE QUANTITY OF DEBRIS, SEDIMENT, OIL, GREASE, ETC. PRIOR TO THE STORMWATER ENTERING THE UNDERGROUND RETENTION SYSTEM. THE PRETREATMENT SYSTEM IS PRELIMINARY AND SUBJECT TO CHANGE BASED ON FINAL DESIGN.

7) THERE IS NO EXISTING STORM DRAIN INFRASTRUCTURE WITHIN MONTEREY ROAD ALONG THE PROJECT FRONTAGE. BASED ON FIELD OBSERVATION, EXISTING STORMWATER DISCHARGES TO THE MONTEREY ROAD GUTTER PAN AND FLOWS NORTHWEST UNTIL IT IS INTERCEPTED BY A DRAIN INLET AT THE MONTEREY ROAD AND BURNETT AVENUE INTERSECTION. IT IS THEN CARRIED INTO A CULVERT WHICH DISCHARGES TO A SWALE ON THE NORTHWEST SIDE OF MONTEREY ROAD. THE PROJECT WILL BE DESIGNED TO OVERLAND RELEASE IN A MANNER CONSISTENT WITH THIS PREDEVELOPMENT CONDITION.

8) SITE SPECIFIC INFILTRATION TESTS WERE PERFORMED IN AUGUST 2021 USING THE DOUBLE-RING INFILTROMETER TEST METHOD AND RESULTED IN INFILTRATION RATES OF 66 IN/HR TO 90 IN/HR. REFER TO THE GEOTECHNICAL INVESTIGATION REPORT BY STEVENS, FERRONE & BAILEY ENGINEERING CO., DATED AUGUST 17, 2021 FOR FURTHER INFORMATION.

9) THE OFFSITE PUBLIC SIDEWALK SHALL DIRECT RUNOFF INTO THE PROPOSED PLANTER STRIP BEHIND THE CURB.

	NO. OF CHAMBERS	BOTTOM ELEV	AREA (SF)	VOLUME (CF)	MAX HGL
SCM 1	36	140.0	1,010	1,116	141.05
SCM 2	63	140.0	1,910	1,953	141.10
SCM 3	23	140.0	670	713	141.03
SCM 4	17	140.0	510	527	141.10
SCM 5	15	140.0	450	465	141.14
SCM 6	24	140.0	690	744	141.23

PROJECT INFORMATION:

Area =	201,340	ft^2	*Total project area*
Existing Impervious Area =	122,350	ft^2	
	61%		*Existing Percent impervious area*
Ex Imperv Area To Remain =	0	ft^2	*Total existing impervious surface to remain*
Replaced Imperv Area =	122,350	ft^2	*Total existing impervious surface to be replaced as part of project*
New Imperv Area =	30,940	ft^2	*Total new impervious surface to be installed as part of project*
Total Impervious Area =	153,290	ft^2	*Total project impervious area*
	76%		*Percent impervious area*
Water Management Zone =	1		

Performance Requirements

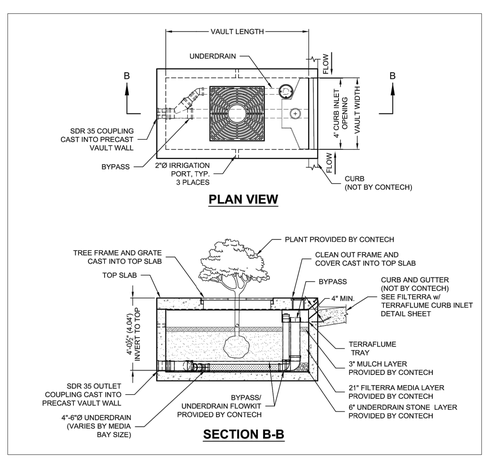
No. 1 = Implement site design and runoff reduction strategies
No. 2 = Provide water quality treatment for 85% storm event
No. 3 = Prevent offsite discharge from events up to the 95th% storm event via optimizing infiltration
No. 4 = Reduce peak flows to pre-project levels for 2-yr through 10-yr storm events
No. 5 = Reduce peak flows to pre-project levels for 25-year storm event

Rainfall Design Information

MAP =	23.4	in	*Mean Annual Precipitation*
$P_{85\%}$ =	1.1	in	*85th% 24-hr rainfall depth*
$P_{95\%}$ =	1.7	in	*95th% 24-hr rainfall depth*

Soil Type Design Information

Site HSG =	B/C		*NRCS Hydrologic Soil Group Classification*
Infiltration Rate T-1 =	66	in/hr	*SFB In-situ infiltration testing dated August 17, 2021*
Infiltration Rate T-2 =	72	in/hr	*SFB In-situ infiltration testing dated August 17, 2021*
Infiltration Rate T-3 =	72	in/hr	*SFB In-situ infiltration testing dated August 17, 2021*
Infiltration Rate T-4 =	90	in/hr	*SFB In-situ infiltration testing dated August 17, 2021*
Safety Factor=	2		
Design Infiltration Rate=	33	in/hr	*Safety Factor Applied to lowest in-situ test result*



TYPICAL FILTERRA INTERNAL BYPASS CURB INLET DETAIL
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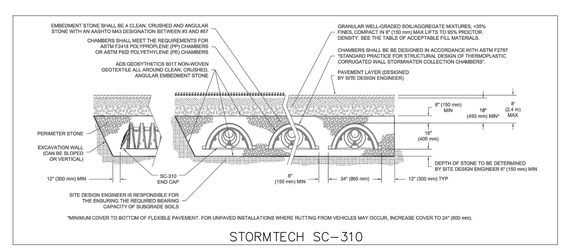

TYPICAL SUBSURFACE INFILTRATION FACILITY DETAIL
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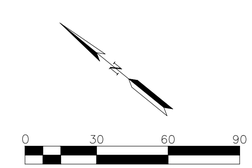

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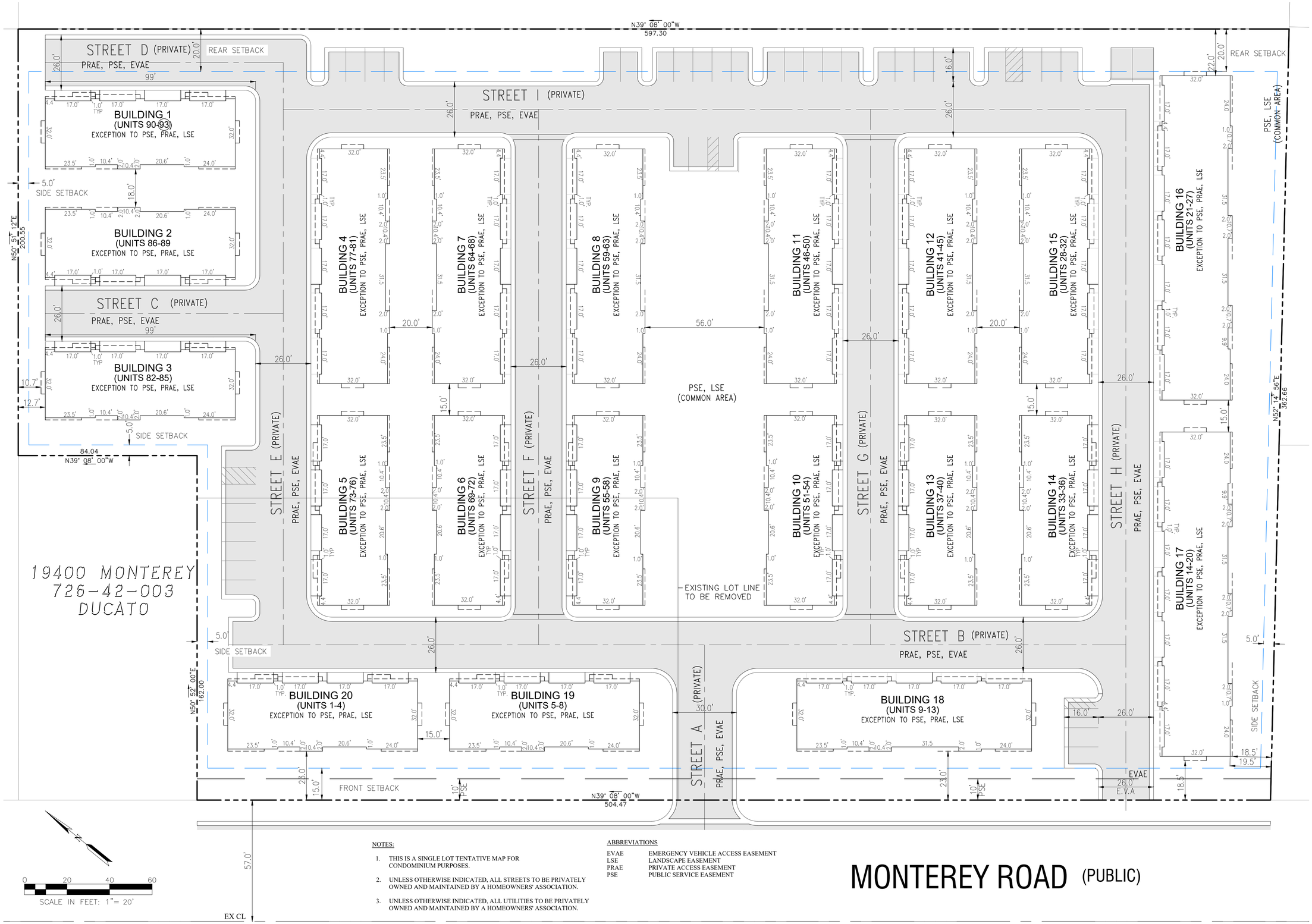

NOTES:

1. THIS IS A SINGLE LOT TENTATIVE MAP FOR CONDOMINIUM PURPOSES.
2. UNLESS OTHERWISE INDICATED, ALL STREETS TO BE PRIVATELY OWNED AND MAINTAINED BY A HOMEOWNERS' ASSOCIATION.
3. UNLESS OTHERWISE INDICATED, ALL UTILITIES TO BE PRIVATELY OWNED AND MAINTAINED BY A HOMEOWNERS' ASSOCIATION.

ABBREVIATIONS

EVAE	EMERGENCY VEHICLE ACCESS EASEMENT
LSE	LANDSCAPE EASEMENT
PRAE	PRIVATE ACCESS EASEMENT
PSE	PUBLIC SERVICE EASEMENT

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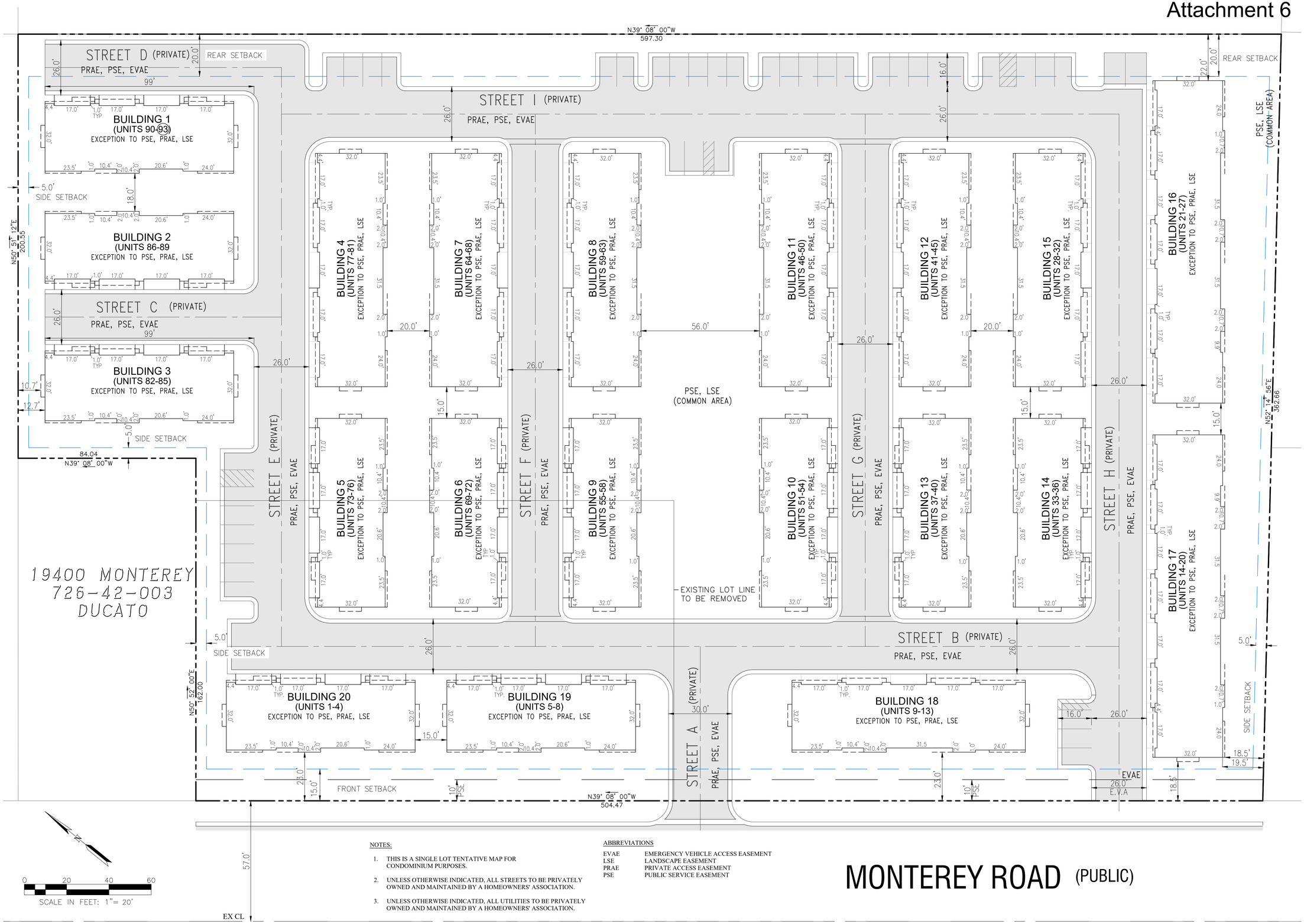

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19380 MONTEREY ROAD CONDOMINIUMS - UNIT TYPES AND SIZES, BUILDING TYPES, BMRs, OPEN SPACE

PLAN	SF	BEDRMS	BATHS	GARAGES	PRIVATE OPEN SPACE (porch & balcony)	GARAGE BIKE PARKING?	#	# BMR	BMRs Located in Bldgs
1	1429	2 (2 EN-SUITE)	2.5	2	87 SF	no	22	7	1,3,5,7,13,15,17
2	1609	3 (2 EN-SUITE)	3	2	127.8 SF	yes	31	7	2,4,6,12,14,17,20
3	1828	3	2 FULL 2 HALF	2	116.6 SF	no	40	0	
							93	**14**	

	PLAN TYPES IN BLDG					
BLDG TYPE	**1**	**2**	**3**	**# BUILDINGS**	**TOTAL UNITS**	**BUILDING NOS.**
4-UNIT	1	1	2	11	44	1, 2, 3, 5, 6, 9, 10, 13, 14, 19, 20
5-UNIT	1	2	2	7	35	4, 7, 8, 11, 12, 15, 18
7 - UNIT	2	3	2	2	14	16, 17
					93	

Private Open Space Calculation

Plan		Porch (SF)	Balcony (SF)	Total SF / Unit	# OF PLANS	TOTALS (SF)
Row TH	1	43.5	43.5	87.0	22	1,914
Row TH	2	63.9	63.9	127.8	31	3,961
Row TH	3	58.3	58.3	116.6	40	4,664
					93	**10,539**

Exhibit A - City of Morgan Hill Residential Development Design and Development Standards Checklist

Project Name: Monterey Road RV
Applicant: DeNova Homes, Inc. (DHI)
Architect: SDG
Landscape: vanderToolen Associates
Civil Engineering: RJA
Date: 7/30/21

	DESIGN AND DEVELOPMENT STANDARD	RESPONSIBLE	NARRATIVE / RESPONSE	Notes
	A. Development Services Requirements			
1	**Affordable Housing and Accessory Dwelling Units**			
	Inclusionary Housing and Below Market Rate Program	Applicant	DHI is proposing to reserve 15% of the total 93 units - 14 homes - for-sale to households of a moderate-income level in accordance with 14.04.040 C & G. These units will be deed-restricted by the required 45 years. The units are proposed to be dispersed throughout the community, with one affordable unit in Buildings 1 - 7, 12 - 15, 2 in Bldg 17 and one in Bldg 20 (14.04.040 F.) The inclusionary units will be constructed at the same time as the building in which they are located, and thus will become available for sale at the same time as all other units in that building.	
	The project complies with Chapter 14.04 "Inclusionary Housing" which requires at least fifteen percent of all units in residential projects be inclusionary units that shall be made available at affordable rents or affordable sales prices as established in Chapter 14.04. The inclusionary units shall be approved, and construction of the inclusionary units shall be completed not later than the times prescribed in Section 14.04.050 of the Morgan Hill Municipal Code, unless an alternative requirement is approved pursuant to Section 14.04.070 of the Morgan Hill Municipal Code. (GP Policy HE-1rr)			
	Projects with two or more units shall demonstrate compliance by providing the following:			
	□ For-Sale Projects in Downtown Specific Plan (DTSP) area: Designate 10 percent of the dwelling units at affordable sales prices to moderate-income households			
	□ **For-Sale Projects Outside DTSP area: Designate 15 percent of the dwelling units at affordable sales prices to moderate-income households**			
	□ Rental Projects in DTSP area: Designate 10 percent of the dwelling units at affordable rents by low-income and very low-income households. At least one-half of required units to be offered to very low-income households			
	□ Rental Projects Outside the DTSP area: Designate 15 percent of the dwelling units at affordable rents by low-income and very low-income households. At least one-half of required units to be offered to very low-income households			
	The applicant shall provide details regarding the number of inclusionary units, the level(s) of affordability, the location and type of inclusionary units, and timing of construction of inclusionary units in relation to the construction of the market-rate units contained in the development.			
	If proposing to satisfy the requirement by an alternative means of compliance, Sufficient information and documentation are provided as required by Section 14.04.070.			
	Proposal of in-lieu fee payment is subject to approval by City Council.			
2	**Accessory Dwelling Unit (ADU) Requirements**	Applicant	N/A. There are no ADU's in the Project.	
	If the project includes ADU's, the project shall comply with Chapter 18.84 Accessory Dwelling Units of the Morgan Hill Municipal Code.			
	Site Planning			
3	**Zoning Compliance**	Applicant		
	Project complies with the applicable zoning district standards:			
	18.16-2 of the Morgan Hill Municipal Code.			
	b. Residential Detached Low and Medium Density Districts (RDL-20,000, RDL-12,000, RDM-9,000, RDM-7,000). Refer to Table 18.16-3 of the Morgan Hill Municipal Code.			
	c. Residential Detached High Density District Development (RDH-4,500). Refer to Table 18.16-4 of the Morgan Hill Municipal Code.			
	d. Residential Attached Low Density Districts (RAL-3,500, RAL-3,000) Refer to Table 18.18-2 of the Morgan Hill Municipal Code.			
	□ Alternative Standards also available. Refer to Table 18.40-2.			
	e. Residential Attached Medium Density (RAM). Refer to Table 18.18-3 of the Morgan Hill Municipal Code.			
	□ Alternative Standards also available. Refer to Table 18.40-2.			
	f. Residential Attached High Density (RAH). Refer to Table 18.18-3 of the Morgan Hill Municipal Code.			
	g. For projects that include residential units within the Mix Use Neighborhood (MU-N) and Mixed Use Flex (MU-F) Districts, refer to Table 18.22-2 of the Morgan Hill Municipal Code.		The property is located in the Mixed-Use Flex zoning district (Chapt 18.22). Multi-family residential uses require approval of a conditional use permit. This district allows a residential development density of 7 - 24 du /acre. Please also see the included worksheet indicating the project's adherence to required standards.	
	h. For project that include residential units within the Downtown Specific Plan refer to the development standards provided within the Downtown Specific Plan.			
	i. Whenever a requirement of an overlay zone or combining district conflicts with a requirement of the underlying base zone, the overlay zone or combining district requirement shall control.			
4	**Orientation to an existing street**	Applicant	Three buildings of the proposed project face Monterey Road. All 13 units in those three buildings have their primary - front door - entrance facing Monterey Road. Each unit also has a front porch. A private sidewalk provides access to the fronts of these homes, and that private walkway then collects pedestrians at either side of the entrance road to lead them to the public, separated sidewalk on Monterey Road.	
	For residential buildings adjacent to a collector or arterial street, the primary entrance of homes (front door) is located along the street unless sound walls are installed (see "Sound Wall" section for requirements). (GP Policy CNF-11.18)			

5	**Intersection Sight Distance/Clear Vision Triangle**	RJA	Street intersections are designed with clear vision triangles per MHMC 18.92.080. See sheets PA-03 and PA-04.	
	For projects located adjacent to pedestrian crossings or street intersections, a "Clear Vision Triangle" (see figure below) is provided to comply with the City's Municipal Code Section 18.92.080, Intersection Sight Distance. This triangular area ensures that drivers, bicyclists and pedestrians have clearer views of crossing traffic, which improves intersection safety for			
	Where the required front and side yards for a project measure less than 25 feet when combined, the distance of each of the two sides of the clear vision triangle along the property lines will be 15 feet.			
	The City Engineer or designee may approve alternative clear vision triangles under circumstances where the above requirements cannot be met.			
6	**Sound Walls**	Acoustical Consultant	An acoustical analysis has been commissioned to evaluate the level of traffic noise from Monterey Road and the noise from the railroad tracks across Monterey Road to the west. The City's General Plan indicates that this site falls within the 60 dBA CNEL noise contour. Therefore, it is expected that just minimal mitigations, such as higher STP ratings on windows, will be needed to meet indoor noise level requirements of 45 dBA ldn. The common area is located farther away from Monterey Road and it is not expected that noise levels in the common area will exceed the maximum allowable level of 60 dBA Ldn.	
	An Acoustical Analysis shall be provided to demonstrate need for noise impact mitigation. Site planning and design techniques shall be utilized to minimize the use of sound walls. Sound wall is allowed if required to meet noise standards and applicant has demonstrated that other forms of mitigation are not available as described herein.			
	Application demonstrates that other forms of mitigation such as installation of earth berms; increasing the distance between the noise source and the receiver; intervening placement of non-sensitive structures such as parking lots, utility areas, and garages to shield noise sensitive areas; orienting buildings to shield outdoor spaces from the noise sources; and minimizing noise at its source; are not available.			
	If a sound wall is allowed, the maximum height of the sound wall shall be eight feet. Dimension shall be as determined in the acoustical analysis. Residential projects adjacent to the freeway shall meet the criteria as described in SSI-9.3 of the General Plan. The sound wall must be landscaped or vegetated for aesthetic purposes and to prevent graffiti and vandalism. (GP Policy CNF-8.14, SSI-8.9, 9.2, 9.3, 9.4, 9.6, and 9.7			
7	**Agriculture Buffer**	RJA	Not applicable to this project.	
	If the project is located adjacent to an active agricultural use, an open space easement has been provided to buffer between the active agricultural use that are adjacent to the proposed project and new development. The size and configuration of the buffer is a minimum of 100 feet between the active agriculture use and the nearest new structure as measured from the property line. (GP Policy NRE-4.9)			
8	**On-Site Recreational Amenities**	RJA vTA	**Tier 1: 2 Required** Park Benches - 6 Picnic Area - 4 picnic tables at central common area Note: Seat walls are integrated into the paseo intersection "nodes" and in the central common area - all arranged around the central tree **Tier 2: 2 Required** Shade trellis (1) - at central common area Dog Park (1) - along eastern property line **Tier 3: 1 Required** Exercise structure - located at the central common area The project provides (2) tier 1, (2) tier 2, and (1) tier 3 on-site recreational amenities to serve 93 residential units. See sheets L-1 and L-2.	
	The project has provided on-site recreational amenities to serve residences based on the following table: 16 - 50 units Tier 1:2 Tier 2:2 51-100 units Tier 1:2 Tier 2:2 Tier 3:1 101-150 units Tier 1:2 Tier 2:2 Tier 3:2 151 + units Tier 1:2 Tier 2:3 Tier 3:3 201 + units Tier 1:2 Tier 2:3 Tier 3:3			
	<u>Tier 1 amenities:</u> Shuffleboard Horseshoes Bowling green with artificial turf Picnic/barbeque area Park benches Passive water features (e.g. fountain) Passive recreation area and/or gardens			
	<u>Tier 2 amenities:</u> Cabana or shade trellis area Two picnic/barbeque areas Clubhouse Volleyball court and/or Bocce ball court Outdoor racquetball/handball tilt-up wall Dog Park Sauna and/or Jacuzzi Community garden plots (minimum one forty-eight-square-foot plot per each ten dwelling units) with water service located in an area that will get a minimum of six hours of direct sun when trees mature ½ court basketball (one hoop) Bridle paths Bocce ball Artificial turf putting green Exercise structure or complex (age appropriate play equipment/minimum three activities; can be integrated in structure)			
	<u>Tier 3 amenities:</u> • Softball field • Sports court and/or 2 1/2-court basketball courts (two hoops) • Restroom area • ½ scale soccer field • Exercise structure or complex (age appropriate play equipment/minimum five activities; can be integrated in structure) • Jacuzzi and separate child wading pool • Tennis court • Recreation hall with exercise equipment and/or game equipment • Exercise room • Clubhouse w/ kitchen • Swimming pool (GP Policy- Housing element HE-4)			

9	**Water Conservation in Landscaping**	RJA vTA	The project provides landscape plans and an irrigation concept statement and water efficient landscape worksheet demonstrating compliance with Morgan Hill Municipal Code Chapter 18.148 (Water Conservation in Landscaping). See sheet L-3.	
	The project has provided landscape and irrigation plans demonstrating compliance with Morgan Hill Municipal Code Chapter 18.148 (Water Conservation in Landscaping). (GP Policies NRE-6.6 and NRE-7.3)			
10	**Landscaping Plan:**	RJA vTA	The project provides detailed landscape plans in compliance with the Morgan Hill Municipal codes.	
	The Project is required to provide detailed landscape plans in compliance with Section 18.64.040 (Landscape Plan required) of the Morgan Hill Municipal Code. Landscape plans must demonstrate compliance with Section 18.64.060 (General landscape requirements) of the Morgan Hill Municipal Code. Pursuant to Morgan Hill Municipal Code section 18.64.050:		Please refer to the Conceptual Landscape Plans, Sheets L-1 - L-5 for details relating to plant materials and sizes, locations of decorative hardscape, fences, common area amenities, etc.	
	a. All required front and street side setback areas, excluding areas required for access to the property, shall be landscaped and maintained.		All front and side yard setback areas are landscaped and will be maintained by the HOA.	
	b. Landscaping may consist of any combination of living plants, such as trees, shrubs and grass or related natural features, such as rock, stone, or mulch.		Landscaping consists of trees, shrubs, grasses and groundcovers.	
	Decorative hardscape featuring pervious materials is permitted within required landscaping areas.		Decorative hardscape is incorporated into the plans: pedestrian walkways, at common area nodes, at entrances to common areas and in the driveway entrance. See Sheet	
	For projects with a proposed stormwater treatment facility(ies), the Landscaping Plan includes appropriate landscaping for all bioretention and other vegetated stormwater treatment facility(ies). For plant guidance, check the Central Coast Low Impact Development Initiative (LIDI) website at https://www.centralcoastlidi.org/landscape.php.		Bioretention facilities are landscaped appropriately for their function and maintenance.	
	For projects adjacent to streams, the Landscaping Plan shows the use of locally native plants for all landscaping and revegetation adjacent to a stream and within a riparian area to comply with the City's adopted Santa Clara Valley Water Resource Protection Collaborative's "Guidelines and Standards for Land Use Near Streams." A copy of the guidelines and standards can be found at https://www.valleywater.org/contractors/doing-businesses-with-the-district/permitsfor-working-on-district-land-or-easement/guidelines-and-standards-for-land-usenear-streams.		NA: The project is not adjacent to a stream.	
11	**Wildland-Urban Interface Fire Area:**	RJA	Per CAL FIRE Very High Fire Hazard Severity Zones in LRA (October 9, 2008), the subject site is **not** within a VHFSZ or VHFHSZ zone.	
	New developments and projects proposed within a locally adopted Wildland-Urban Interface Fire Area shall include a plan for the protection of the community from any unreasonable risks associated with the effects of wildland and urban fires.			
	The plan shall be based upon a site-specific wildfire risk assessment that includes considerations of location, topography, aspect, flammable vegetation, climatic conditions and fire history. The plan shall address water supply, access, building ignition and fire-resistance factors, fire protection systems and equipment, defensible space and vegetation management, evacuation routes, peak load water supply requirements, and minimum road widths, as those items relate to identified fire hazards and reviewed and approved by the Fire Marshal.			
12	**Trees:**	RJA vTA	It is presumed that all current trees (approximately 15) will need to be removed to accommodate the development. The Landscape Plan proposes a 2:1 ratio to replace the removed trees in accordance with Municipal Code. See sheet L-4. An arborist report has been commissioned to determine tree species, health, etc. Please note that the majority of the trees are located adjacent to Monterey Road and appear to be landscape specimens, rather than naturally-occurring native trees. The landscape plan will be updated accordingly, should any differences in quantities be noted.	
	The project has identified all trees to be removed on the project landscape plan and/or grading plan, has proposed a two-to-one ratio of replacement trees, and has applied for the required Tree Removal Permit in accordance with Chapter 12.32 (Restrictions on Removal of Significant Trees) of the Morgan Hill Municipal Code			
13	**Useable Private and Common Open Space:**	RJA		
	Each lot must include a private open space area, such as a private yard, porch, balcony, roof garden, or patio. Private open space must be contiguous to the unit it serves and accessible and visible from the living area of the unit. Private open space must be open air. Private open space cannot be covered by a roof by more than 50 percent of the area; however, balconies can have up to 100 percent ceiling coverage. The following private open space is required per unit type:			
	a. Single-family attached and detached units meeting the following average lot sizes shall provide useable open space as specified:		NA	
	Average Lot Area (square feet) 1,440-1920 / 1,920-2,999 / 3,000,4,356 / 4,357-6,999 Private Open Space: 60 square feet per unit / 150 square feet per unit / 300 square feet per unit / 350 square feet per unit Common Open Space: 140 square feet per unit / 150 square feet per unit / 175 square feet per unit / 200 square feet per unit		NA	
	b. Single-family detached (lots 7,000 square feet and over)- 500 square feet per unit (Private Open Space)		NA	
	c. Multi-family residential – At least fifty percent of the units have at least 48 square feet per unit (Private Open Space). Fifteen percent of the site area shall be dedicated to common open space.		There are 93 units. Each unit is designed with a front porch and balcony (covered). All units have at least 87 SF of private open space. Please refer to the Architecture Plans for dimensions, and the included table showing the private open space per unit type. Twenty-two percent (54,078 SF) of the total site area is devoted to common open space. Please see that calculation of open space on Landscape PLans Sheet L - 1.	
	d. If On-site Recreational Amenities are not provided, private and common open space shall be increased by 25 percent.		NA: On-site recreational amenities are provided.	
	Common open space shall be fully landscaped and accessible to all residents.		Common open space areas are fully landscaped and accessible to all residents. Please refer to Landscape Plans Sheets L-1 - L-5.	
	Private open space per unit may be reduced by up to 25 percent if off-set by the equivalent increase in common open space with amenities. (GP Policy CNF-11.29)		NA: No decrease in private open space is proposed.	

	Parking Improvements			
14	**Required On-site Parking Spaces:** The project complies with the parking requirements specified in Section 18.72.030 of the Morgan Hill Municipal Code.	Applicant	The project provides a total of 226 parking spaces, which is 27 less than required. In addition, the project provides more covered parking spaces - 186 covered (garage) - than required by Code and fewer uncovered parking spaces requried by Code. The required ADA and EV parking spaces are provided.	
15	**Parking Design and Development Standards:** The project complies with the parking design and development standards specified in Section 18.72.060 of the Morgan Hill Municipal Code.	RJA	Project complies with the parking design and development standards described in Morgan Hill Municipal Code section 18.72.060 (parking space dimensions, screening, lighting, and pedestrian access).	
16	**Parking Lot Layout:** For multi-family projects, the parking for the project is dispersed throughout the project in smaller segmented parking areas, rather than the creation of a large parking lot. Parking is located interior to or at the back of the site where it is not visible to the street.	RJA	The project's surface parking is distributed throughout the site. All but one of the parking areas are located interior to the site, and avoid visibility from Monterey Road. Stalls at building 18 near Monterey Road will be screened with landscaping.	
		RJA vTA	Table 18.72-7 indicates that 10% of required auto parking shall equate to the required amount of "short-term" bicycle parking. Bike racks, totaling 25 bicycle parking spaces, have been dispersed through the community in locations meant to be readily accessible, such as at the mailbox area, pedestrian "nodes", the central common area, and near building entrances. The design of the racks meets the City's standard for locking (one wheel and frame). Long-term bicycle parking is provided within the Plan 2 individual unit garages, providing 31 spaces in a covered and locked area, exceeeding the requirement for 19 spaces. Garage bike parking spaces meet the 2' x 6' area for bicycle storage.	
18	**Exterior Parking Lot Lighting:** `	RJA	Parking lot lighting has been distributed throughout the site. Please refer to Sheet L-1 for locations and Sheet L-5 for parking lot light design.	
19	**Parking Area Landscaping:** Projects with six or more parking spaces must demonstrate compliance with the parking lot screening and parking lot landscaping requirements specified in Sections 18.72.060.I (Parking design) and 18.72.070 (Parking lot landscaping) of the Morgan Hill Municipal Code.	RJA vTA	This project complies with the parking lot screening and parking lot landscaping requirements of the Morgan Hill Municipal Code by providing at least 15% landscape area of the surface parking area which has (39) parking spaces.	
20	**Pedestrian Access:** Parking lots with more than thirty parking spaces shall include a pedestrian walkway in compliance with ADA requirements specified in Section 18.72.060.H of the Morgan Hill Municipal Code.	Applicant	Pedestrian walkways are located throughout the site, providing paths from parking areas to common areas or sidewalks leading to the front of residences.	
21	**Electric Vehicle Charging Stations:** Parking lots with more than twenty-five parking spaces shall incorporate electric vehicle charging stations in compliance with Section 18.72.040.C of the Morgan Hill Municipal Code.	RJA/ ARCH	A total of 10 EV parking spaces are provided. The EV stalls are located near buildings 3, 15, and 18.	
	Architectural Design Features			
22	**Front Porches:** 50 percent of homes facing a street or common interior courtyard include a front porch on the ground floor with a minimum size of 6 feet by 5 feet	ARCH	All units have a min 9.5' x 4.5' (43 SF) porch. Porch dimensions are noted on the building floor plans. See 1st floor building floor plan Sheets A004, A007 & A010.	
23	**Balconies:** 25 percent of homes facing a street, alley or common interior courtyard include a balcony overlooking a common area with a minimum size of 6 feet by 4 feet.	ARCH	All units have a min 9.5" x 4.5' balcony (43 SF) . Balcony dimensions are noted on the building floor plans. See 2nd floor building floor plan Sheets A004, A007 & A010. Therefore, the (minimum) total of private open space for each unit is 87 SF, which exceeds the minimum requirement of 48 SF.	
24	**Fences:** All fences and walls designed for screening purposes shall be of solid material. Chain link or chain link with slats is not permitted.	RJA	A six foot tall wood, "good neighbor" fence is proposed along the northern, eastern and southern property lines as shown on the landscape plans. A maximum three-feet tall open fence is proposed in front of the units facing Monterey Road (Buildings 18, 19 & 20). Please refer to the Landscape Plans Sheets L-1 for locations and Sheets L-5 for conceptual fence design.	
25	**360 Degree Architecture:** The project includes two of the following details: Windows, shutters, awnings, bay windows, trellis features, texture variations, stone, brick or other material enhancements. All facades (sides and rear) must have the level of detail, and materials (GP Policy CNF-11.16)	ARCH	All four elevations on all buildings have a mix of stucco, horizontal siding, board & batt siding, awnings in select locations, and windows. See elevation sheets A006, A009 & A012.	
26	**Exterior Treatments and Materials:** At least two materials shall be used on any building facade, in addition to glazing and railings. Any one material must comprise at least 20% of any building facade, excluding windows and railings. A change in material must be offset by a minimum of six inches in depth. Exterior finish materials should be chosen and applied to not appear artificial as in the case of brick veneer applied on a single building face so that it is obviously ¼ inch thick when viewed from the side, or in the case of a trellis made of 2 inch x 2 inch or 2 inch x 4 inch members. Veneers are required to turn corners, avoiding exposed edges.	ARCH	Buildings are comprised of stucco and fiber cement siding as the base materials. The siding has 2 forms - vertical board and batt and horizontal lap siding. All material changes occur at inside corners. In addition, balconies incorporate metal railings.	
27	**Roof Line Variation for three or more units:** Roofs have been designed to incorporate a minimum of two varying roof heights or types (hip, gable, shed, flat, etc.)	ARCH	Roof heights are varied for the main structure and there are significant accent gable elements that further break up the overall roof line. See elevation sheets A006, A009 & A012.	
28	**Height and Project Massing:** Project design minimizes bulk of the buildings by limiting building length, or designing buildings with the following special features to break up building bulk, including: a. Changes in roof form and height; and, b. Major full-height recesses (At least 10 feet deep for multi-family projects and three feet deep for single-family attached projects) along the length of the building that successfully break the building into smaller discrete masses. (General Plan Policy CNF 11.22)	ARCH	The bulk of the building is reduced by varying the roof heights, and limiting the buildings' lengths: The 4-unit bldg is less than 100 feet long, the 5it building is 110' long and the 7-unit building so 152' long. The longest 2 buildings are oriented towards the southern property line, away from the Monterey Road frontage. The building designs include variations in height and roof form. There are varying planes in the building facades which are achieved with the two-story porch and balcony elements. See elevation sheets A006, A009 & A012.	

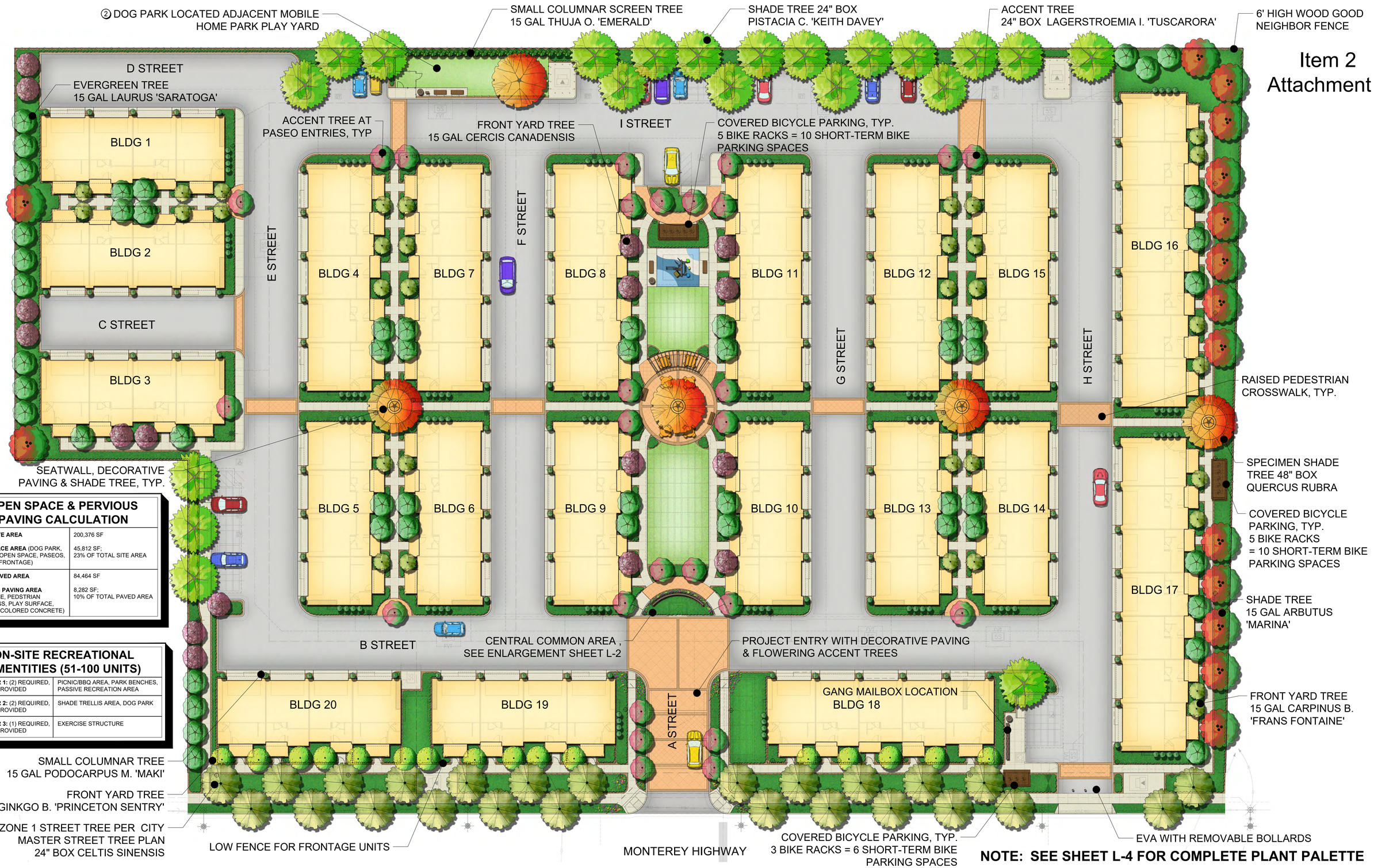
29	**Separate Structures-Attached Projects:**	ARCH	The Condominiums are designed as 4-, 5-, and 7- plexes, not to exceed 7 units per structure. Only two-building contain 7- units each. See building floor plan Sheets A004, A005, A007, A008, A010 & A011.	
	Large projects shall be divided into separate structures. The maximum number of units per structure is as follows:			
	a. Single-family Attached: 7 units maximum per structure (General Plan Policy CNF 11.22) 100 percent affordable projects are exempt from this requirement			
30	**Building Colors**	ARCH	The surrounding neighborhood is generally commercial in nature. Color samples are listed on sheet CS-01. The colors selected are generally muted but distinct shades in grays, blues and tans.	
	The project has provided a sample color palette of complimentary colors compatible with surrounding neighborhood. The number of colors appearing on any building exterior is limited to no more than four colors or tones of the same color, including trim and accent colors.			
	The use of fluorescent or neon colors is prohibited.			
31	**Window Design:**	ARCH	All windows include at least a 1 1/2" deep trim element. In addition, accent awnings are included at key window locations to further articulate the massing.	
	The window recesses, trim and other window elements have been designed to be substantial in depth to create shadows. The project incorporates at least one of the following window features throughout the project:			
	a. Minimum depth of at least 1 1/2 inches from glass to exterior of trim;			
	b. Minimum depth of at least six inches from glass to wall edge around windows if there is no trim (this is only appropriate for certain architectural styles such as Spanish Revival or Modern); or,			
	c. Decorative trim elements that add detail and articulation, such as window surrounds with at least a two-inch depth. They must be designed as an integral part of the design.			
32	**Glazing:**	ARCH	No mirrored glazing is used.	
	Mirrored glass is prohibited in order to minimize off-site glare and maximize transparency.			
33	**Exterior Lighting and Illumination:**	ARCH	Carriage lights at the garages are included on the elevations. See elevation sheets A006, A009 & A012.	
	Wall-mounted lights or bollards shall be provided for security purposes. Lights shall be directed down and shielded to avoid glare impacts. The project has demonstrated compliance by submittal of a photometric plan and fixture details.			
34	**Equipment Screening:**	Applicant	All exterior mechanical and electrical equipment will be screened or incorporated into the building design so as not to be visible from the public right-of-way or common areas. Screening materials shall be consistent with the exterior colors and materials of proposed buildings, and equipment enclosures have been screened with landscaping. Chain link fencing with wood inserts is not used to screen equipment. Each building has been designed with a meter and equipment closet at the end of the building to reduce the appearance of exterior equipment.	
	All exterior mechanical and electrical equipment shall be screened or incorporated into the design of buildings so as not to be visible from the public-right-of-way, common areas, or contained within an enclosed structure. Equipment to be screened includes, but is not limited to, all roof mounted equipment, air conditioners, heaters, utility meters, cable equipment, telephone entry boxes, backflow preventions, irrigation control valves, electrical transformers, pull boxes, and all ducting for air conditioning, heating, and blower systems. Screening materials shall be consistent with the exterior colors and materials of the building, and equipment enclosures have been screened with landscaping. Chain link fencing with wood inserts shall not be used to screen equipment			
35	**Residential Parking Garage:**	ARCH	All residential units are designed with alley-loaded garages (i.e. access to the garages is from the alleys). The second floor extends beyond the garage door in most locations.	
	The project is designed to reduce the prominence of garage doors through one or more of the following strategies:			
	a. Locate the garage door behind the front porch and/or living space, relative to the front lot line;			
	b. Design the second floor to overhang beyond the garage door			
	c. Locate the garage to the side or rear of building rather than at the center; or			
	d. For garages with three or more non-tandem parked cars, the area of the front wall(s) of garage(s) shall not be more than 25 percent of the cumulative exterior front walls of two story single family residential building; no more than 50 percent of the cumulative exterior front walls of a one story single-family residential building; and at least one front wall of the a three car garage must be separated from the remaining garage front wall by at least two feet. (GP Policy CNF-11.19)			
37	**Garage Door Design: The garage doors proposed within the project feature windows or other architectural design features consistent with the main dwelling, approved by the Development Services Director or designee.**	ARCH	The garage doors do include windows in the top panel. See elevation sheets A006, A009 & A012.	
37	**Driveway/Vehicle Pavement:**	RJA	Not Applicable. This criteria applies to single-family detached projects.	
	For detached single-family projects, paved areas and hard surface for vehicle access and parking does not occupy more than 50 percent of the front and street-side setback area.			
38	**Pavement Design:**	RJA vTA	The project incorporates decorative, pervious paving into paved and landscaped areas by 12 percent to reduce the visual impact of paved surfaces.	
	The project has incorporated decorative, pervious paving into paved and landscaped areas by 10 percent to reduce the visual impact of paved surfaces. Decorative paving includes: brick, stamped colored concrete, stone blocks or pavers, interlocking colored pavers, grasscrete, and other comparable materials. Priority locations for decorative paving may include the following			
	a. The first 20 feet of the driveway closest to the street;		The entire length of the entry driveway up to the common area is proposed as pervious paving	
	b. A four-foot wide pedestrian path along the length of the driveway, if no sidewalk is provided;		Pervious pavers are used to demarcate pedestrian crossings within the streets.	
	c. Parking maneuvering areas;			
	d. Parking aprons; and			
	e. Parking areas or fire turnarounds that can also occasionally function as outdoor courtyards.			
39	**Multi Family Roof Form:**	ARCH	Each roof only covers 1 or 2 units and changes in height to the next unit and gables are used to help break up the roofs as well, see elevation sheets A006, A009 & A012.	
	The roof element of the multi-family project is designed such that no more than two side-by-side units are covered by one unarticulated roof. Articulation may be accomplished by changing roof height, offsets, and direction of slope, and by introducing elements such as dormers, towers, or parapets. Other alternative design approaches that achieve the same goal of breaking down building masses into small individual units may also be acceptable, for example shifting the units in section and varying the design treatment for individual units. (GP Policy CNF-11.22)			
40	**Massing for three story buildings or taller:**	ARCH	The 5 and 7 unit buildings have 3' deep recesses, which are over 10' wide. Please see sheets A008 (see 3rd floor at unit 1) & A011 (see units 1 & 2 in the center of the plan). The plans are dimensioned and noted.	
	Buildings three stories or taller shall have major massing breaks at least every 100 feet along any street frontage, adjacent public park, publicly accessible outdoor space, or designated open space, through the use of varying setbacks and/or building entries. Major breaks shall be a minimum of 30 inches deep and four feet wide and extend the full height of the building.			

41	**Distinct material changes for three story buildings or taller:**	ARCH	The elevations have between 80-85% difference in materials at facades. See elevation sheets A006,A009 & A012.	
	Buildings three stories or taller must provide a ground floor elevation that is distinctive from the upper stories by providing a material change between the first floor and upper floors along at least 75% of the building façade with frontage upon a street, adjacent public park or public open space.			
42	**Trash Enclosure, Solid Waste and Recyclable Materials:**	ARCH / RJA	The Project is not proposing trash enclosures; individual units will be provided with trash bins for routine pick-up. Trash bins are to be located in the garages with their storage locations indicated on the unit floor plan. (CC&Rs will require that trash bins must be stored in garages.)	
	Detailed enclosure plans are required for multi-family, new construction and alteration projects, and comply with the following:			
	a. The exterior materials and colors of the enclosure walls shall match the building walls.			
	b. Chain link fencing with or without wooden/plastic slats is prohibited.			
	c. Roofs shall be painted with rust-inhibitive paint.			
	d. Shall not obstruct on-site or off-site pedestrian or vehicle traffic movement.			
	If project requires a consolidated solid waste plan, the project shall comply with the enclosure and development guidelines specified by Recology South Valley. All trash enclosure areas must meet the following structural or treatment control Best Management Practices (BMP) requirements (individual single-family residences are exempt from these requirements):			
	a. Roof Required: Trash enclosure areas shall have an all-weather noncombustible solid roof to prevent rainwater from mixing with the enclosure's contents.			
	b. Walls Required: Trash enclosure shall have structural walls to prevent unauthorized off-site transport of trash.			
	c. Doors: Trash enclosure shall have door(s) which can be secured when closed.			
	d. Grades: The pad for the enclosure shall be designed to not drain outward, and the grade surrounding the enclosure shall be designed to not drain into the enclosure.			
	e. Drain Inlet: Within the enclosure, an area drain with an approved (Zurn) vandal proof drain shall be installed and shall be plumbed to the sanitary sewer system with grease trap. Grease trap shall be located within the trash enclosure footprint.			
	B. Engineering-Land Development Requirements			
	Site Planning			
43	**Arterial Design and Landscaping**	RJA		
	Development adjacent to arterial streets is designed without fences or walls (unless required for sound mitigation as determined by an Acoustical Analysis) or landscape designed wall not exceeding three feet in height. (GP Policy TR-3.20)		Three-foot tall open fencing is proposed in front of the three building which face Monterey Road. This fencing is located at least 15 feet from the back of the separated public sidewalk on Monterey Road and is adjacent to the private sidewalk which provides access to the residences front doors. A landscaped bio-retention area also separates the public sidewalk from the sidewalk and fencing.	
	Development adjacent to arterial streets with existing median without landscaping provides the required landscaping in the median. The median improvements will be subject to City reimbursement in the form of credits against the Traffic Impact Fees due from the project. The project shall be reimbursed the actual consultant fees, review fees, permit fees, and construction costs of construction the median improvements. Refer to the City's Median Design Guidelines. (GP Policy CNF-8.10)		NA: Monterey Road does not include a median.	
44	**Street Improvements**	RJA	Applicant will install public street improvements along the project's Monterey Road frontage per plan sheets PA-03 through -08. Applicant expects to underground existing utilities along this frontage. The internal street network is private and will include curb and gutter, sidewalk, pavement, wet utilities, dry utilities, and street lighting. Please see sheet PA-03 for private street sections. Applicant requests City input on the proposed 57-foot wide Monterey Road street section, and whether additional right-of-way dedication is necessary. All proposed improvements can be constructed within current ROW.	
	New public and private streets serving the project are designed to be consistent with the General Plan Transportation Element as well as the Street Standard Details in the City's Standard Details. Minor variations and exceptions to the standards are subject to the approval of the City Engineer.			
	The project installs and dedicates street improvements including, but not limited to, curb and gutter, sidewalk, compaction, street paving, oiling, storm drainage facilities, sewer and water, fire protection, undergrounding of utilities and street lighting.			
45	**Utility Location and Easement:**	RJA	A 10-foot-wide PSE is proposed along the project's Monterey Road frontage. Proposed private streets will include PSEs and accommodate wet and dry utilities. Please see proposed street sections on sheet PA-03 for PSE dimensions.	
	New utility transformers are installed underground unless precluded by physical limitations of the project site.			
	Utility locations do not interfere with the viability of tree maturity, function of stormwater treatment facilities, or use of open space.			
	A Public Service Easement (P.S.E.) with a minimum width of 10' is provided adjacent to all public rights-of-way for public and private utilities (including gas, electric, telephone and cable communications conduits or duct banks).			
	All public utilities for sewer, storm, or water within the project are within a public right-of-way or within a P.S.E. granted to the City and within a minimum width of twenty (20) feet. Exceptions to the easement width are subject to the approval of the City Engineer.			
	For individual water, sewer or storm mains, the pipe is located in the centerline of the P.S.E.			
	A plat and legal description of the P.S.E., prepared by a licensed professional land surveyor or engineer in the State of California, are provided.			
46	**Underground Utilities:**	RJA	Existing utilities along the project frontage and proposed utilities within the project site will be placed underground, unless otherwise directed by PG&E regarding its facilities.	
	All new utility distribution and service connections are placed underground. This standard does not apply to aerial power transmission lines.			
	All existing overhead utilities adjacent to any site boundary, within the project site, or along any street frontage are placed underground in accordance with City standards and affected utility company guidelines.			
47	**Meter Location:**	RJA	Water meters will be located within the City right-of-way or within a recorded Public Service Easement (PSE) . Each unit within the proposed development will have a separate water service connection and city meter unless private sub-meters are installed for each unit by the developer. Please see the "typical utility service" detail on Sheet PA-08.	
	Water meters shall be located within City right-of-way or within a recorded Public Service Easement (P.S.E).			
	Each unit within a multi-family development shall be required to have a separate water service connection and city meter unless private sub-meters are installed for each unit by the developer.			
	All single-family residential units shall be required to have a separate water service connection and city meter.			
48	**Stream Channel and Riparian Setbacks:**	RJA	N/A. Project is not located near a stream.	
	If the project is located adjacent to a Category 1 or Category 2 stream (as verified by a biologist, hydrologist or other qualified professional) and the required setbacks have been identified on the project plans. (GP Policy NRE-5.6)			

	TABLE			
	All stream channels and riparian setbacks have been identified on the Site Development Plans. Documentation shall be provided by a biologist, hydrologist or other qualified professional identifying the Category of the waterbody and the required setbacks.			
	The project is also in substantial conformance with the adopted User's Manual of Guidelines and Standards for Land Use Near Streams (a Manual of Tools, Standards, and Procedures to Protect Streams and Streamside Resources in Santa Clara County). A copy of the manual can be viewed at https://www.valleywater.org/contractors/doing-businesses-with-thedistrict/permits-for-working-on-district-land-or-easement/guidelines-andstandards-for-land-use-near-streams.			
49	**Landscaping -Parkway/Park Strip Design:**	RJA	A minimum 5-foot wide planted parkway with irrigation system will be provided between the Monterey Road face-of-curb and public sidewalk. Parkways shall be planted with street trees identified within the Morgan Hill Master Street Plan.	
	A minimum 5-foot wide planted parkway (measured from face of curb) with irrigation system shall be provided between the street and sidewalk. Parkways shall be planted with street trees identified within the City of Morgan Hill Master Street Tree Plan. For parkways within a public right-of-way, the City Engineer or designee shall select the species from the applicable planting zone list of the Master Street Tree Plan.			
	Pedestrian, Bicycle and Transit Improvements			
50	**Projects abutting developed land:**	RJA	Although all of the surrounding parcels are developed, there are no streets intersecting the project boundary.	
	The project aligns and connects streets intersecting the project boundary with all adjoining streets. (GP Policy CNF-11.5)			
51	**Projects abutting undeveloped land:**	RJA	N/A. Project abuts developed land.	
	The project extends streets to the adjoining undeveloped land to provide access to undeveloped land in the event of its future development. (GP Policy CNF-11.5)			
	The project has provided a public access easement in private streets for sidewalks, trails, greenways, and other pedestrian and bicycle facilities.			
52	**Off-street bicycle and pedestrian connections:**	RJA	The project is providing striping for a class II bike lane on Monterey Road, per the Bikeways, Trails, Parks and Recreation Master Plan. In keeping with General Plan policy CNF-11.5, the project incorporates multiple pedestrian points of entry along Monterey Road.	
	The project has provided off-street bicycle and pedestrian connections in accordance with the Bikeways, Trails, Parks and Recreation Master Plan, as well as General Plan Policy CNF-11.5 Outside Connections and General Plan Policy CNF-11.6 Open Space Connections. Connections must be established and maintained through a public access easement, dedication or other similar method to guarantee it remains accessible to the general public.			
	Off-street bicycle and pedestrian access ways are at least 15 feet wide, have no horizontal obstructions, and have a minimum of 9 feet-6 inches high vertical clearance.			
	For off-street bicycle and pedestrian accessways that also serve as emergency vehicle accesses or utility corridors, the minimum accessway width and vertical clearance is subject to approval by the City's designated Fire Marshal.			
	If the off-street bicycle and pedestrian accessway remains in private ownership, recordation of a maintenance agreement is required prior to acceptance of the street improvements.			
	All easements and dedications will be required as Conditions of Approval.			
53	**Complete Streets:**	RJA	The project provides the following: sidewalks and raised pedestrian crossings with decorative pavement; narrow travel lanes; shorter curb return radii; and bicycle parking. Please refer to Sheets PA-03 & PA-04 and the Conceptual Landscape Plans.	
	The project incorporates design elements from three different categories of "Complete Street Design Elements" (shall provide a minimum of two design elements from categories a to e below) that meet the needs of multiple users, including motorists, bicyclists, pedestrians, transit users, and persons of different physical capabilities. (GP Policy CNF-11.8)			
	NOTE: These standards apply to projects with new public streets, new private streets and/or private drives and for projects required to perform major changes to existing public or private streets.			
	Complete Street Design Elements			
	a. Pedestrian infrastructure such as sidewalks; traditional and raised crosswalks; median crossing islands; Americans with Disabilities Act of 1990 compliant facilities including audible cues for people with low vision, pushbuttons reachable by people in wheelchairs, and curb cuts; and curb extensions subject to approval by the City Engineer or designee.			
	b. Traffic calming measures to lower speeds of automobiles and define the edges of automobile travel lanes, including a road diet, center medians, traffic circles, narrow travel lanes, bulb outs, shorter curb corner radii, elimination of free-flow right-turn lanes, angled and face-out parking subject to approval by the City Engineer or designee.			
	c. Bicycle accommodations, such as protected or dedicated bicycle lanes, neighborhood greenways, wide paved shoulders, and bicycle parking subject to approval by the City Engineer or designee.			
	d. Public transit accommodations, such as bus pullouts, transit signal priority, bus shelters, and dedicated bus lanes. Refer to the Santa Clara Valley Transportation Authority (VTA) Bus Stop and Passenger Facilities Standards for the design and placement of bus-related facilities and amenities. Transit improvements within the public right-of-way are subject to approval by the City Engineer or designee.			
	e. Green Streets, the natural systems approach (incorporates vegetation and/or permeable pavements) to enhance pedestrian safety, reduce stormwater flow and improve water quality. Green Streets are designed to capture rainwater at its source. Green Street improvements subject to approval by the City Engineer or designee.			
54	**Bicycle and pedestrian improvements (Multi-family projects)**	RJA	As stated in criteria #53 above, the project provides the following: sidewalks and raised street crossings with decorative pavement; narrow travel lanes; shorter curb return radii; and bicycle parking.	
	The project incorporates two or more enhanced bicycle and pedestrian improvements such as bicycle storage facilities, traffic calming measures, intersection crossings, and wayfinding signage. (GP Goals TR-8 and TR-9)			
55	**Internal Pedestrian Connections:**	RJA	The project proposes a sidewalk network that provides access to the open space, recreation facilities, disabled access parking stalls, and other project amenities.	
	The project provides pedestrian connections from all entrances to common open space, recreation facilities, and other project amenities.			
	The project shall demonstrate compliance with Chapter 17.34 – Standards for Residential and Private Streets of the Morgan Hill Municipal Code by providing detached sidewalks and park strips, as required for primary residential streets, secondary residential streets and cul-de-sacs.	RJA	The project includes a sidewalk network that provides access to open space, recreation facilities, disabled access parking stalls, and other project amenities. Sidewalks are provided separately from the private internal streets. The private internal sidewalks also connect othe public sidewalk along MOnterey Road.	

	Municipal Infrastructure			
57	**Water Infrastructure:**	RJA	The project provides local water distribution lines to serve the proposed development. The system will be designed in accordance with accepted engineering principles and shall conform to the City's Design Standards and Standard Details. All unused existing water services stubbed to the property will be abandoned at the water main pursuant to City standards.	
	The project provides local water distribution lines to serve the proposed project and designed in accordance with accepted engineering principles and shall conform to the City's Design Standards and Standard Details.			
	All unused existing water services stubbed to the property shall be abandoned at the water main pursuant to city standards.			
	Note: For corner parcels, where existing water services are stubbed to the property along both street frontages; the water services along the secondary street shall be utilized and the remaining unused existing water services shall be abandoned at the water main pursuant to city standards.			
	The project proposes water infrastructure improvements consistent with the City's Water System Master Plan, approved by the City Engineer or designee.			
58	**Wastewater Infrastructure:**	RJA	The project provides local wastewater distribution lines to serve the proposed development. The system will be designed in accordance with accepted engineering principles and shall conform to the City's Design Standards and Standard Details. All unused existing wastewater laterals stubbed to the property will be abandoned at the sewer main pursuant to City standards.	
	A sufficient wastewater collection system is provided to serve the proposed project and designed in accordance with accepted engineering principles and shall conform to the City's Design Standards and Standard Details			
	All unused existing sewer laterals stubbed to the property shall be abandoned at the sewer main per city standards.			
	Note: For corner parcels, where existing sewer laterals are stubbed to the property along both street frontages; the sewer lateral(s) along the secondary street shall be utilized and the remaining unused existing sewer lateral(s) shall be abandoned at the sewer main per city standards.			
	The project proposes wastewater infrastructure improvements consistent with the City's Sewer System Master Plan, approved by the City Engineer or designee. (GP Policy NRE-8.4)			
59	**Storm Drainage Infrastructure:**	RJA	The project provides storm drainage infrastructure to direct runoff to the stormwater infrastructure described in criteria #60 below and eventually out to Monterey Road, mimicking the direction of flow of the stormwater in the existing condition. Storm drainage infrastructure includes curb cuts, sidewalk trench drains, manholes, drain inlets, RCP and HDPE pipe, and through the curb drains. Storm drainage infrastructure will be designed in accordance with accepted engineering principles and shall conform to the City's Design Standards and Standard Details.	
	A sufficient storm drainage collection system is provided to serve the project and designed to be capable of handling a 10-year storm without local flooding. On-site detention facilities shall be designed to a 25-year storm capacity. Streets shall be designed to carry a 100-year storm. (GP Policies SSI-16.2 and SSI-16.3)			
	The project proposes storm drainage infrastructure improvements consistent with the City's Storm Drainage Master Plan.			
	The project has demonstrated compliance by providing a complete storm drainage study showing amount of run-off and existing and proposed drainage structure capacities reviewed and approved by the City Engineer or designee.			
60	**Storm Water Infrastructure:**	RJA	The project provides on-site stormwater infrastructure consisting of cast-in-place bioretention facilities spread throughtout the site. The facilities fullfill the treatment, retention, and peak flow management requirements set by the Central Coast Regional Water Quality Control Board.	
	If the project is creating and/or replacing 2,500 square feet or more of impervious surface, project complies with the California Regional Water Quality Control Board Central Coast Region Resolution No. R3-2013-0032 as documented by the Stormwater Management Guidance Manual for Low Impact Development and Post-Construction Requirements. A copy of the guidance manual can obtained through the following link: https://www.morganhill.ca.gov/DocumentCenter/View/12671/Storm-Water-Management-GuidanceManual?bidId=.			
	The project has demonstrated compliance by providing a Stormwater Runoff Management Plan/Report, Stormwater Control Plan sheet, and all applicable stormwater performance certifications pursuant to the Stormwater Management Guidance Manual and reviewed and approved by the City Engineer or designee. (GP Policies SSI-16.2 and SSI-16.3)			
61	**Floodplain Development:**	RJA	The project is not within a Special Flood Hazard Area or Floodway as shown on the FEMA website.	
	If the project is located within an area identified as Special Flood Hazard Areas or Floodway areas as shown on the Federal Emergency Management Agency (FEMA) Flood Insurance Rate Maps (FIRMs), the project is subject to the floodplain management regulations specified in Chapter 15.80 (Flood Damage Prevention) of the Morgan Hill Municipal Code. The project has provided the required development review information for Floodplain Administrator review. (GP Policies SSI-5.1, 5.2, 5.3, 5.6, 5.7 and 5.8)			
	The Floodplain Administrator has reviewed the required development review information and has determined that the project complies with Chapter 15.80 of the Morgan Hill Municipal Code.			
	If the project includes the placement of fill, a flood study is submitted for review and City acceptance. Project is required to file the appropriate conditional/final FEMA Letter of Map Revision (CLOMR/LOMR or CLOMR-F/LOMR-F) as required by the results of the flood study.			
62	**Broadband Connectivity:**	RJA	The project proposes to install broadband conduit as shown in concept on sheet PA-06.	
	The project provides the following broadband connectivity to the project:			
	a. Broadband conduit installed in the public right-of-way to serve the project			
	b. Broadband conduit from the public right-of-way to each home or occupied building in the project.			
	c. Pre-install indoor conduit, wiring and other necessary infrastructure so that broadband service may be provided to each unit. (GP Action Items SSI-18.A and SSI-18.B)			

Item 2
Attachment 9



OPEN SPACE & PERVIOUS PAVING CALCULATION

TOTAL SITE AREA	200,376 SF
OPEN SPACE AREA (DOG PARK, CENTRAL OPEN SPACE, PASEOS, PROJECT FRONTAGE)	45,812 SF; 23% OF TOTAL SITE AREA
TOTAL PAVED AREA	84,464 SF
PERVIOUS PAVING AREA (ENTRANCE, PEDSTRIAN CROSSINGS, PLAY SURFACE, STAMPED COLORED CONCRETE)	8,282 SF; 10% OF TOTAL PAVED AREA

ON-SITE RECREATIONAL AMENTITIES (51-100 UNITS)

①	**TIER 1:** (2) REQUIRED, (3) PROVIDED	PICNIC/BBQ AREA, PARK BENCHES, PASSIVE RECREATION AREA
②	**TIER 2:** (2) REQUIRED, (2) PROVIDED	SHADE TRELLIS AREA, DOG PARK
③	**TIER 3:** (1) REQUIRED, (1) PROVIDED	EXERCISE STRUCTURE

NOTE: SEE SHEET L-4 FOR COMPLETE PLANT PALETTE

DeNova Homes
Building a Better Community
1500 WILLOW PASS COURT
CONCORD, CALIFORNIA 94520
(925)685-0110

MORGAN HILL TOWNHOMES

Morgan Hill, California

OVERALL LANDSCAPE SITE PLAN

CONCEPTUAL PHASE
FEBRUARY 2022

vanderToolen Associates
700 Ygnacio Valley Road
Suite 100
Walnut Creek, CA 94596
tel: 925.274.1300
www.vandertoolen.com

0' 10' 20' 40'
SCALE: 1" = 20'-0"
NORTH

L-1
Project No. 04221

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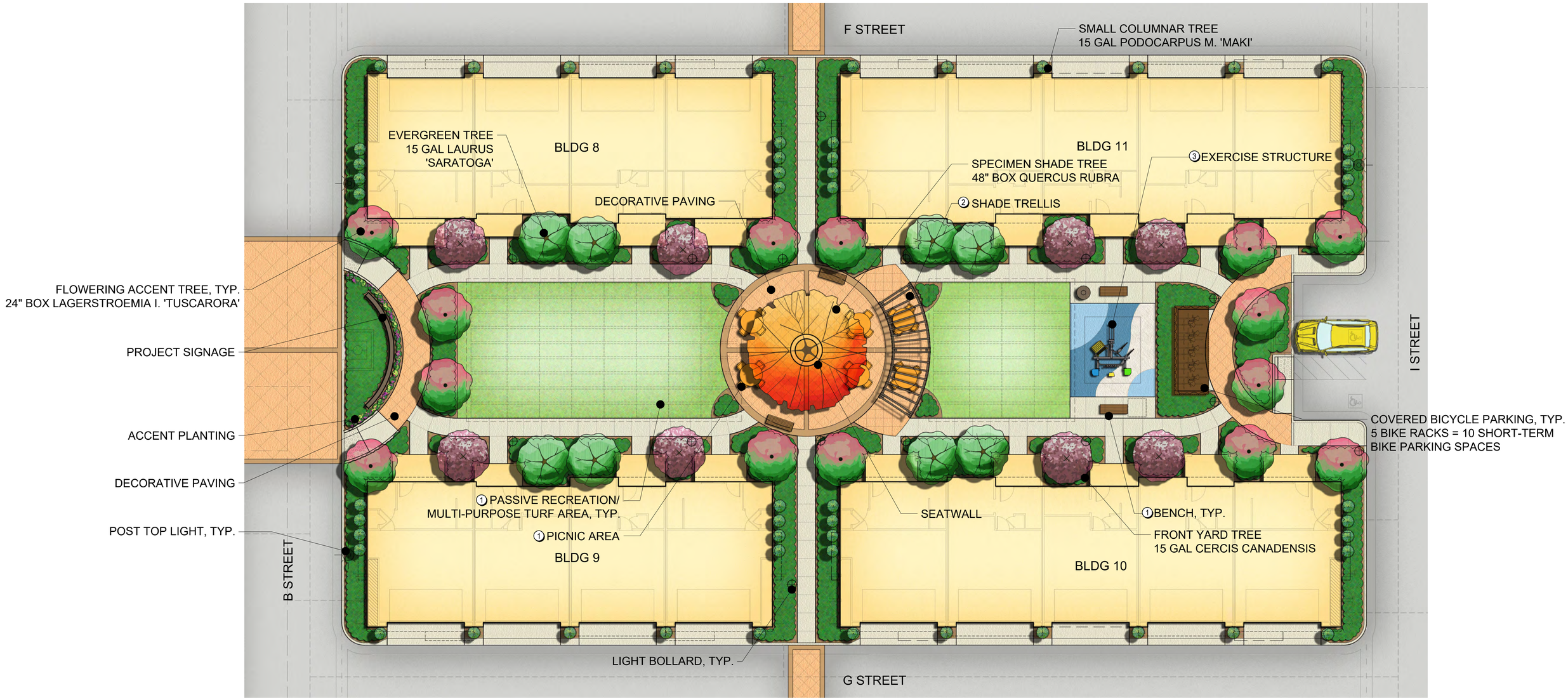

CENTRAL COMMON AREA PLAN

ON-SITE RECREATIONAL AMENITIES (51-100 UNITS)

①	**TIER 1:** (2) REQUIRED, (3) PROVIDED	PICNIC/BBQ AREA, PARK BENCHES, PASSIVE RECREATION AREA
②	**TIER 2:** (2) REQUIRED, (2) PROVIDED	SHADE TRELLIS AREA, DOG PARK
③	**TIER 3:** (1) REQUIRED, (1) PROVIDED	EXERCISE STRUCTURE

SHORT TERM BIKE PARKING NOTE

- **MINIMUM DIMENSION OF 2' BY 6' FOR EACH BIKE SPACE.**
- **AN AISLE OF AT LEAST 5' SHALL BE PROVIDED BEHIND ALL BIKE PARKING.**
- **2' OF CLEARANCE SHALL BE PROVIDED BETWEEN BIKE PARKING SPACES AND ADJACENT WALLS, POLLS, LANDSCAPING, PEDESTRIAN PATHS, AND OTHER SIMILAR FEATURES.**
- **4' OF CLEARANCE SHALL BE PROVIDED BETWEEN BIKE PARKING SPACES AND ADJACENT AUTOMOBILE PARKING SPACES AND DRIVE AISLES.**
- **RACK DESIGN. BIKE RACKS MUST BE CAPABLE OF LOCKING BOTH THE WHEELS AND THE FRAME OF THE BIKE AND OF SUPPORTING BIKE IN AN UPRIGHT POSITION.**
- **COVER. REQUIRED COVER FOR BIKE PARKING SPACES SHALL BE PERMANENT, DESIGNED TO PROTECT THE BIKE FROM RAINFALL, AND AT LEAST 7' ABOVE GROUND FLOOR OR GROUND.**

SHORT TERM BICYCLE PARKING SUMMARY

REQUIRED PARKING PERCENTAGE (MHMC 18.72.070)	10% OF REQUIRED AUTOMOBILE SPACES
TOTAL REQUIRED PARKING	25
TOTAL PROVIDED PARKING	26

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MORGAN HILL TOWNHOMES

Morgan Hill, California

ENLARGEMENT - CENTRAL COMMON AREA

CONCEPTUAL PHASE
FEBRUARY 2022

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700 Ygnacio Valley Road
Suite 100
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tel: 925.274.1300
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0' 5' 10' 20'
SCALE: 1" = 10'-0"
NORTH

L-2

Project No. 04221

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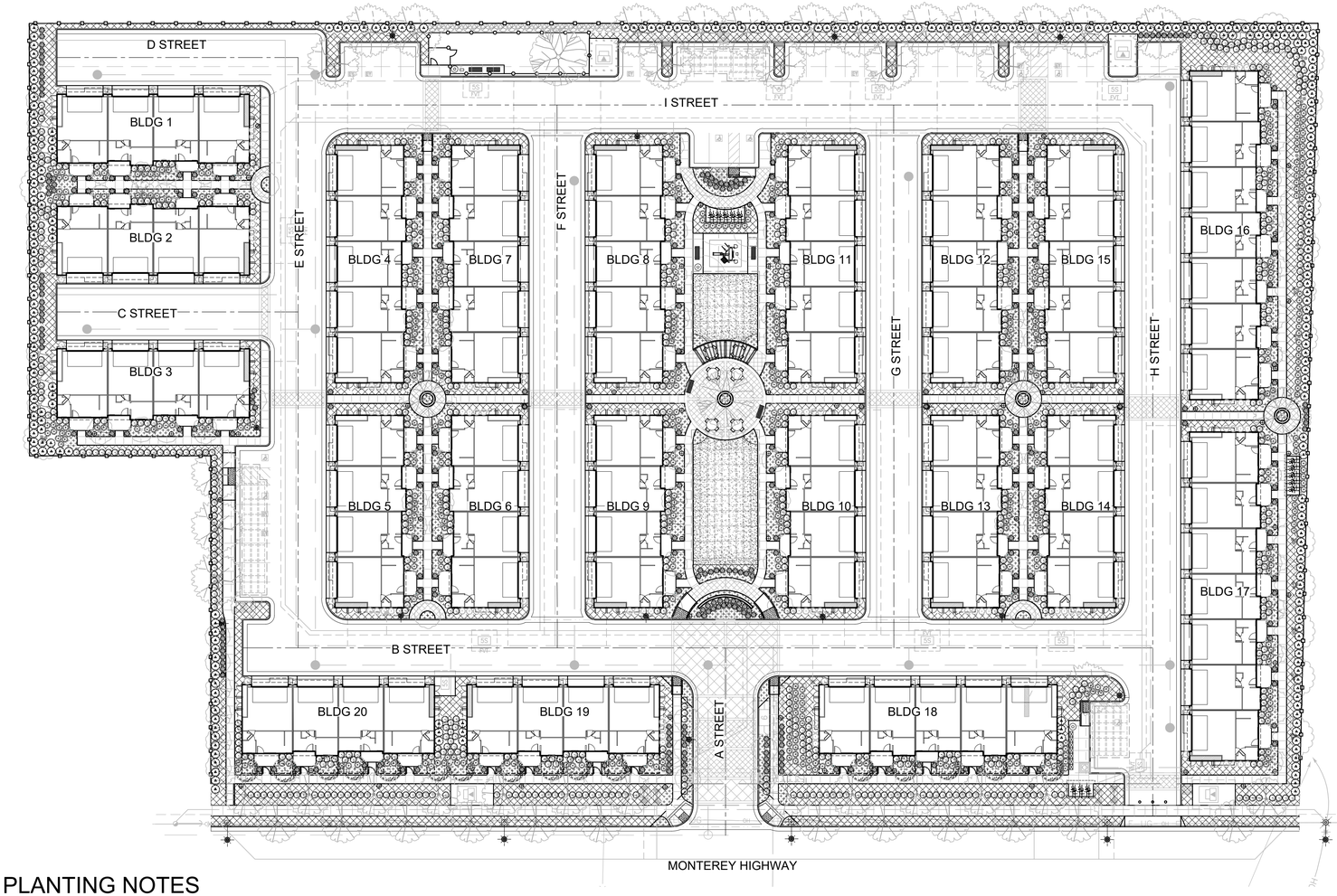

I AGREE TO COMPLY WITH THE REQUIREMENTS OF THE WATER EFFICIENT LANDSCAPE ORDINANCE AND SUBMIT A COMPLETE LANDSCAPE DOCUMENTATION PACKAGE. MHMC 18.148.060

I HAVE COMPLIED WITH THE CRITERIA OF THE ORDINANCE AND APPLIED THEM FOR THE EFFICIENT USE OF WATER IN THE LANDSCAPE DESIGN PLAN. MHMC 18.148.090

PARKING AREA SHADE COVERAGE NOTE

- PER MORGAN HILL MUNICIPAL CODE 18.72.070, 1 SHADE TREE SHALL BE PROVIDED FOR EVERY 5 PARKING SPACES IN PARKING LOTS. SHADE TREES WILL HAVE MINIMUM CONTAINER SIZE OF 24" BOX AND SHALL PROVIDE A MINIMUM 30' CANOPY AT MATURITY.
- SHADE TREES SHALL BE OF A TYPE THAT CAN REACH MATURITY WITHIN 15 YEARS OF PLANTING AND SHALL BE SELECTED FORM THE CITY RECOMMENDED LIST OF CANOPY TREE SPECIES.
- SHADE TREES SHALL BE ARRANGED IN A PARKING LOT TO PROVIDE MAXIMUM SHADE COVERAGE AND WILL APPROXIMATE NEARLY FIFTY PERCENT SHADE COVERAGE.

SHRUB & GROUNDCOVER LEGEND

SYMBOL	BOTANICAL NAME	COMMON NAME	WATER USE	NATIVE/ ADAPTIVE	SIZE	SPACING
	LARGE/SCREEN SHRUBS					
	ARCTOSTAPHYLOS SP.	MANZANITA	L	N	5 GAL	4' O.C.
	DODONEA V. 'PURPUREA'	PURPLE LEAFED HOPSEED BUSH	L	N	5 GAL	5' O.C.
	GREVILLEA 'NOELLII'	GREVILLEA	L	A	5 GAL	4' O.C.
	LEUCADENDRON 'JESTER'	CONEBUSH	L	A	5 GAL	4' O.C.
A	LOROPETALUM C. 'RAZZELBERRY'	CHINESE FRINGE FLOWER	L	A	5 GAL	4' O.C.
	ROMNEYA COULTERI	MATILIJA POPPY	VL	N	5 GAL	8' O.C.
	ROSMARINUS O. 'TUSCAN BLUE'	ROSEMARY	L	A	5 GAL	5' O.C.
	WESTRINGIA FRUTICOSA	COAST ROSEMARY	L	A	5 GAL	5' O.C.
	XYLOSMA C. 'COMPACTA'	DWARF XYLOSMA	L	A	5 GAL	3' O.C.
	MEDIUM SHRUBS					
	CALLISTEMON V. 'LITTLE JOHN'	DWARF BOTTLEBRUSH	L	A	5 GAL	3' O.C.
	CISTUS SPP.	ROCKROSE	L	A	5 GAL	4' O.C.
	CORREA PULCHRA 'DUSTY BELLS'	AUSTRALIAN FUSCHIA	L	A	5 GAL	4' O.C.
	DIETIES VEGETA	FORTNIGHT LILY	L	A	1 GAL	3' O.C.
	NANDINA D. 'GULF STREAM'	GULF STREAM NANDINA	L	A	5 GAL	3' O.C.
	NEPETA 'SIX HILLS GIANT'	CAT MINT	L	A	5 GAL	4' O.C.
	PHORMIUM SPP.	NEW ZEALAND FLAX	L	A	5 GAL	3' O.C.
	RHAPHIOLEPIS I. 'PINKIE'	INDIAN HAWTHORNE	L	A	5 GAL	4' O.C.
	SALVIA LEUCANTHA	MEXICAN BUSH SAGE	L	A	5 GAL	4' O.C.
	SALVIA C. 'WINNIFRED GILMAN'	BLUE SAGE	L	N	5 GAL	5' O.C.
	TEUCRIUM F. 'COMPACTUM'	GERMANDER	L	A	5 GAL	4' O.C.
	SMALL SHRUBS					
	ANIGOZANTHOS SPP.	KANGAROO PAW	L	A	1 GAL	2' O.C.
	BULBINE FRUTESCENS	BULBINE	L	A	1 GAL	2' O.C.
	KNIPHOFIA UVARIA	RED HOT POKER	L	A	1 GAL	2' O.C.
	NANDINA D. 'FIRE POWER'	FIRE POWER NANDINA	L	A	1 GAL	3' O.C.
	PENSTEMON H. 'MAGARITA BOP'	PENSTEMON	L	N	1 GAL	3' O.C.
	GROUNDCOVERS					
	CEANOTHUS G. 'YANKEE POINT'	YANKEE POINT CEANOTHUS	L	N	1 GAL	2' O.C.
	COPROSMA X. KIRKII	COPROSMA	L	A	1 GAL	2' O.C.
	COTONEASTER D. 'LOWFAST'	BEARBERRY COTONEASTER	L	A	1 GAL	2' O.C.
	ERIGERON KARVINSKIANUS	SANTA BARBARA DAISY	L	A	1 GAL	2' O.C.
	MYOPORUM PARVIFOLIUM	MYOPORUM	L	A	1 GAL	4' O.C.
	SCAEVOLA A. 'MAUVE CLUSTERS'	FAIRY FAN FLOWER	L	A	1 GAL	2' O.C.
	SOLLYA HETEROPHYLLA	AUSTRALIAN BLUEBELL CREEPER	L	A	1 GAL	2' O.C.
	GRASSES					
	CAREX TUMULICOLA	BERKELEY SEDGE	L	N	1 GAL	2' O.C.
	CHONDROPETALUM TECTORUM	CAPE RUSH	L	A	1 GAL	3' O.C.
	FESTUCA MAIREI	ALTAS FESCUE	L	A	1 GAL	2' O.C.
	LEYMUS C. 'CANYON PRINCE'	GIANT RYE GRASS	L	N	1 GAL	3' O.C.
	LOMANDRA LONGIFOLIA 'LIME TOUGH'	DWARF MAT RUSH	L	A	1 GAL	3' O.C.
	MUHLENBERGIA CAPILLARIS	PINK MUHLY GRASS	L	A	1 GAL	3' O.C.
	TURF					
	RHIZOMATOUS TALL FESCUE (RTF)	SELF-HEALING TURF	H	A	SOD	

NOTES:

1. LANDSCAPE WILL UTILIZE LOW WATER USE PLANT MATERIALS, HYDRO ZONING AND EMPLOY WATER EFFICIENT LOW VOLUME DRIP AND SPRAY IRRIGATION AND SMART CONTROLLERS, SEE L-4 FOR HYDROZONE PLAN AND WATER USE CALCULATIONS AND L-5 FOR IRRIGATION PLAN.

GENERAL PLANTING NOTES

1. CONTRACTOR SHALL MAINTAIN A QUALIFIED SUPERVISOR ON THE SITE AT ALL TIMES DURING CONSTRUCTION AND THROUGH THE COMPLETION OF PICKUP WORK.
2. CONTRACTOR SHALL VERIFY ALL PLANT MATERIAL QUANTITIES PRIOR TO INSTALLATION. PLANT MATERIAL QUANTITIES ARE LISTED FOR THE CONVENIENCE OF THE CONTRACTOR. ACTUAL NUMBER OF SYMBOLS SHALL HAVE PRIORITY OVER QUANTITY DESIGNATED.
3. VERIFY EXISTING GRADE IN FIELD PRIOR TO PLANTING. EXISTING GRADE SHALL BE WITHIN ± ONE TENTH (1/10) OF A FOOT OF FINISH GRADE. FINISH GRADE SHALL BE 1 INCH BELOW TOP OF CURB AND/OR PAVING IN TURF AREAS AND 2 INCHES BELOW TOP OF CURB OR PAVING IN GROUND COVER AREAS.
4. PRIOR TO PLANTING, IRRIGATION SYSTEM SHALL BE FULLY OPERATIONAL. THOROUGHLY WATER ALL PLANTS IMMEDIATELY AFTER PLANTING.
5. PRIOR TO EXCAVATION, CONTRACTOR SHALL VERIFY LOCATIONS OF UNDERGROUND UTILITIES.
6. PRIOR TO START OF PROJECT CONTRACTOR SHALL SUBMIT SOURCES OF PLANT MATERIALS AND TREES TO LANDSCAPE ARCHITECT.
7. PRIOR TO INSTALLATION, ALL PLANT MATERIALS SHALL BE SUBJECT TO APPROVAL BY THE LANDSCAPE ARCHITECT AND/OR THE OWNER'S REPRESENTATIVE. PLANT MATERIALS REJECTED FOR THE PROJECT SHALL BE IMMEDIATELY REMOVED FROM THE SITE.
8. LANDSCAPE ARCHITECT SHALL APPROVE ALL TREE LOCATIONS PRIOR TO INSTALLATION. CONTRACTOR TO CONTACT LANDSCAPE ARCHITECT MIN. 72 HOURS PRIOR TO SCHEDULE TREE APPROVAL SITE VISIT. ANY AND ALL TREES INSTALLED COULD BE SUBJECT TO RELOCATION AT CONTRACTOR'S EXPENSE.
9. ALL VINE RUNNERS SHALL BE INSTALLED WITH THE NURSERY STAKES REMOVED AND VINE RUNNERS SHALL BE ESPALIERED TO ADJACENT FENCE, WALL, OR TRELLIS.
10. PRIOR TO PLANTING, ALL PLANTING AREAS SHALL BE FREE OF WEEDS, ROCKS, AND DEBRIS. PRE-EMERGENT AND POST-EMERGENT HERBICIDES SHALL NOT BE USED. ALL WEEDING SHALL BE ACCOMPLISHED THOUGH MECHANICAL METHODS.
11. PRIOR TO PLANTING COMPACTED SOILS SHALL BE AERATED TO A DEPTH OF AT LEAST 12".
12. PRIOR TO PLANTING A SOILS ANALYSIS WITH RECOMMENDATIONS SHALL BE PERFORMED PER MORGAN HILL MUNICIPAL CODE 18.148.070. SUBMIT SOILS REPORT, RECOMMENDATIONS, AND PROOF OF SOIL AMENDMENTS USED TO CITY LANDSCAPE ARCHITECT WITH CERTIFICATE OF COMPLETION.
13. HERBICIDES AND PESTICIDES THAT ARE PROHIBITED BY THE ORGANIC MATERIALS RESEARCH INSTITUTE (OMRI) SHALL NOT BE USED IN THE CONSTRUCTION AND MAINTENANCE OF THIS PROJECT.
14. FERTILIZERS OR SOIL AMENDEMENT MATERIALS PROHIBITED BY THE ORGANIC MATERIALS RESEARCH INSTITUTE (OMRI) IN ITS GENERIC MATERIAL LIST ARE PROHIBITED IN THIE CONSTRUCTION OF THIS PROJECT.
15. SYNTHETIC PRE-EMERGENTS ARE PROHIBITED IN THE CONSTRUCTION AND MAINTENANCE OF THIS PROJECT.
16. THE CONTRACTOR SHALL AMEND SOIL WITH COMPOST (QUALITY LOCALLY SOURCED COMPOST THAT COMPLYS WITH THE US COMPOSTING COUNCIL'S STANDARD TESTING ASSURANCE SPECIFICATIONS) BEFORE PLANTING, AT RATES INDICATED BY SOIL ANALYSIS TO BRING THE SOIL ORGANIC MATTER CONTENT TO A MINIMUM OF 5% BY DRY WEIGHT. PRIOR TO PLANTING ALL PLANTING AREAS SHALL RECEIVE A MINIMUM OF 4 CUBIC YARDS OF COMPOST PER 1,000 SQUARE FEET.
17. THE PLANTING PIT PERIMETERS FOR TREES AND SHRUBS SHALL BE EXCAVATED TO TWICE THE DIAMETER OF THE ROOTBALL, AS NOTED AND SHOWN ON THE PLANTING DETAILS. THE PITS SHALL BE SCARIFIED. THE ROOTBALL SHALL BE SET ON UNDISTURBED SOIL AND THE CROWN SHALL BE SET 1" ABOVE FINISH GRADE. A 3" BERM SHALL BE CREATED AROUND THE PLANT PIT AND MULCHED WITH 3" MINIMUM BARK MULCH.
18. THIRTY DAYS AFTER INSTALLATION ALL LANDSCAPE AREAS SHALL BE FERTILIZED WITH APPROVED FERTILIZER PER POST AMENDMENT AGRONOMY REPORT.
19. BACKFILL: THE FOLLOW PLANTING BACKFILL RATIO ARE TO BE USED FOR BIDDING PURPOSES ONLY. CONTRACTOR IS RESPONSIBLE FOR PROVIDING AGRONOMY REPORTS, WHICH SHALL OUTLINE BACKFILL SPECIFICATIONS. FULLY AMENDED (UPPER) EXCAVATION MATERIALS SHALL BE PUT IN ONE PILE TO GO AROUND THE ROOTBALL. ANY DEEPER UN-AMENDED MATERIALS SHALL BE PUT IN A SEPARATE PILE. CONDITION THIS DEEPER SOIL AT THE FOLLOWING RATES AND USE FOR THE PLANTING PIT BELOW THE ROOTBALL:

    -PAM (POLYACRYLAMIDE) 0.5 LBS/CY
    -GYPSUM 16 LBS/CY

    OVER-EXCAVATE THE PLANTING PITS SO THAT THERE SHALL BE ONE FOOT OF THIS MATERIAL BETWEEN NATIVE SOIL AND THE BOTTOM OF THE ROOT BALL. NO ORGANIC MATTER OR FERTILIZER SHALL BE USED BELOW THE ROOT BALL.
20. ALL SHRUB AND FALLOW AREAS TO RECEIVE 3" MINIMUM DEPTH OF SHREDDED RECYCLED WOOD MULCH WITH NATURAL BROWN COLOR. MULCH SHALL BE LOCALLY SOURCED.
21. PRIOR TO COMPLETION, THE LANDSCAPE ARCHITECT SHALL REVIEW THE PROJECT LANDSCAPE FOR COMPLIANCE OF INSTALLATION IN ACCORDANCE WITH THE PLANS AND SPECIFICATIONS. THE CONTRACTOR SHALL NOTIFY THE LANDSCAPE ARCHITECT A MINIMUM OF 72 HOURS PRIOR TO A SITE VISIT. PRIOR TO BUILDING OCCUPANCY, THE LANDSCAPE ARCHITECT SHALL CERTIFY IN WRITING TO THE DIRECTOR OF COMMUNITY DEVELOPMENT THAT THE LANDSCAPING HAS BEEN INSTALLED IN ACCORDANCE WITH THE APPROVED LANDSCAPE AND IRRIGATION PLANS WITH RESPECT TO SIZE, NUMBER, AND SPECIES OF PLANTS AND OVERALL DESIGN CONCEPT.
22. TREE SETBACKS SHALL BE:
    -6' FROM PAVED SURFACES
    -5' FROM WATER METERS AND JOINT TRENCHES
    -7' FROM STREETLIGHTS
    -10' FROM SANITARY SEWER LINES
23. ALL TREES PLANTED WITHIN 5' OF PAVING, WATER METERS, JOINT TRENCHES, OR PLANTED IN AREAS LESS THAT 10' WIDE SHALL RECEIVE POLYETHELYENE RS24 LINEAR ROOT BARRIERS AS MANUFACTURED BY DEEPROOT - #UB-24-2. (800) 458-7668.
24. THE CONTRACTOR SHALL MAINTAIN THE LANDSCAPE AND GUARANTEE THAT ALL SHRUBS ARE FREE FROM DEFECT IN MATERIAL OR WORKMANSHIP FOR A PERIOD OF 90 DAYS AFTER FINAL ACCEPTANCE OF WORK. TREES SHALL BE GUARANTEED FOR ONE YEAR AFTER FINAL ACCEPTANCE OF WORK. THE CONTRACTOR SHALL REPLACE ANY DEFECTIVE PLANT MATERIAL OR WORKMANSHIP AT NO ADDITIONAL COST TO THE OWNER DURING THIS PERIOD.

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MORGAN HILL TOWNHOMES

Morgan Hill, California

SHRUB & GROUNDCOVER PLAN

CONCEPTUAL PHASE
FEBRUARY 2022

vanderToolen Associates
700 Ygnacio Valley Road
Suite 100
Walnut Creek, CA 94596
tel: 925.274.1300
www.vandertoolen.com

0' 15' 30' 60'
SCALE: 1" = 30'-0"
NORTH

L-3
Project No. 04221

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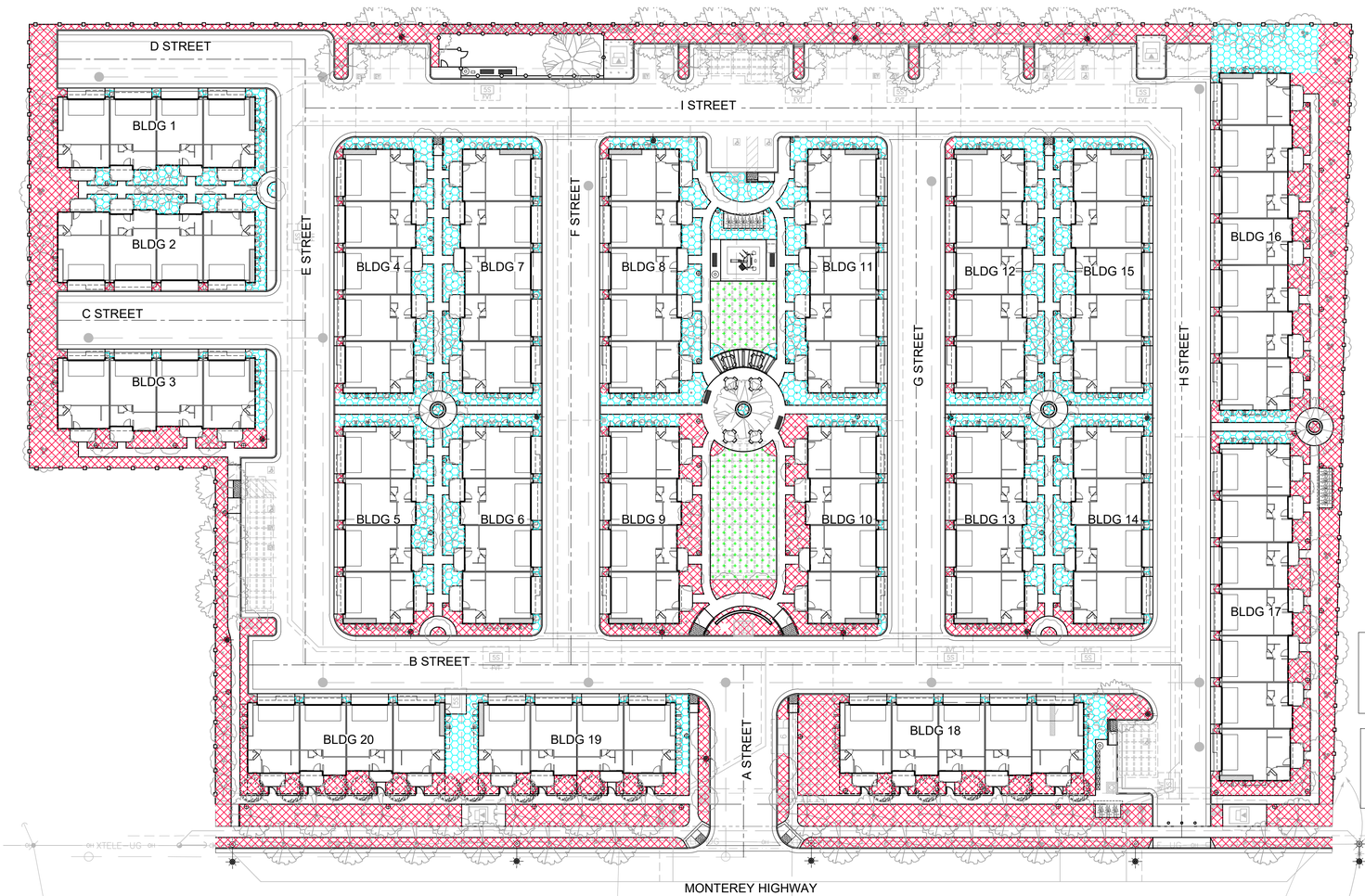

I AGREE TO COMPLY WITH THE REQUIREMENTS OF THE WATER EFFICIENT LANDSCAPE ORDINANCE AND SUBMIT A COMPLETE LANDSCAPE DOCUMENTATION PACKAGE. MHMC 18.148.060

I HAVE COMPLIED WITH THE CRITERIA OF THE ORDINANCE AND APPLIED THEM FOR THE EFFICIENT USE OF WATER IN THE IRRIGATION DESIGN PLAN. MHMC 18.148.100

IRRIGATION CONCEPT STATEMENT

THE IRRIGATION DESIGN FOR THE SITE SHALL COMPLY WITH THE STATE OF CALIFORNIA MODEL WATER EFFICIENT LANDSCAPE ORDINANCE (TITLE 23 - DIVISION 2-CHAPTER 2.7) AND THE CITY OF MORGAN HILL WATER EFFICIENT LANDSCAPE STANDARDS.

THE IRRIGATION SYSTEMS WILL BE AUTOMATICALLY CONTROLLED BY AN ET IRRIGATION CONTROLLER CAPABLE OF MULTIPLE PROGRAMMING AND INDEPENDENT TIMING OF INDIVIDUAL IRRIGATION SYSTEMS. THE CONTROLLER WILL HAVE A 24-HOUR CLOCK TO ALLOW MULTIPLE START TIMES AND REPEAT CYCLES TO ADJUST FOR SOIL PERCOLATION RATES.

THE IRRIGATION SYSTEMS WILL CONSIST PRIMARILY OF LOW VOLUME, LOW FLOW BUBBLERS FOR TREES, POINT SOURCE DRIP IRRIGATION FOR SHRUBS AND GROUNDCOVERS, AND MP ROTATOR IRRIGATION FOR TURF.

PLANTS WILL BE GROUPED ONTO SEPARATE VALVES ACCORDING TO SUN EXPOSURE AND WATER USE TO ALLOW FOR IRRIGATION APPLICATION BY HYDROZONE. THE IRRIGATION SCHEDULING WILL REFLECT THE REGIONAL EVAPO-TRANSPIRATION RATES. THE ENTIRE SITE WILL BE DESIGNED TO RUN DURING NIGHTTIME HOURS WHEN IRRIGATION IS MOST EFFICIENT.

IRRIGATION NOTES

1. IRRIGATION ZONES: ALL LANDSCAPED AREAS HAVE AN IRRIGATION ZONE DESIGNATION OF "SHRUBS / GROUNDCOVERS/ TREES' OR 'TURF." NO IRRIGATION ZONES FOR ANNUALS AND TURFED SLOPES EXCEEDING 10% ARE PROPOSED.

2. DEPTH OF IRRIGATION LINES: ALL ON-GRADE LATERAL LINES SHALL BE BURIED TO A DEPTH OF 18" MIN. ALL ON-GRADE MAINLINES SHALL BE BURIED TO A DEPTH OF 24" MIN.

3. BACKFLOW PREVENTER: BACKFLOW PREVENTER SHALL BE A REDUCED PRESSURE PRINCIPLE BACKFLOW PREVENTER (FEBCO 825Y OR EQUAL) TYPE AS APPROVED BY WATER PURVEYOR.

4. IRRIGATION SPRINKLER TYPES: ALL SPRINKLERS SHALL UTILIZE MATCHED PRECIPITATION, PRESSURE COMPENSATING NOZZLES FOR MAXIMUM UNIFORMITY OF DISTRIBUTION. IRRIGATION SYSTEMS TO BE INSPECTED PERIODICALLY FOR BROKEN OR DEFICIENT EQUIPMENT.

5. IRRIGATION CONTROLLERS: CONTROLLER SHALL BE AN AUTOMATIC ET (EVAPOTRANSPIRATION) WITH MULTIPLE PROGRAMMING CAPABILITY. CONTROLLER TO BE REPROGRAMMED SEASONALLY TO MINIMIZE RUNOFF OR OVER WATERING. MOISTURE SENSING DEVICES SHALL BE UTILIZED TO CONTROL IRRIGATION CYCLES ACCORDING TO SPECIFIC IRRIGATION REQUIREMENTS.

6. CLASS OF IRRIGATION PIPE: ALL MAINLINE SHALL BE CLASS 315 PVC. ALL LATERAL LINE SHALL BE CLASS 200 PVC.

7. IRRIGATION EMITTERS: ALL TURF AREAS SHALL BE IRRIGATED USING MP ROTATOR SPRAY IRRIGATION SYSTEM. ALL SHRUB/ GROUNDCOVER AREAS SHALL BE IRRIGATED USING DRIP IRRIGATION SYSTEM. ALL TREE AREAS SHALL BE IRRIGATED USING BUBBLER IRRIGATION SYSTEM.

8. RECLAIMED WATER: IRRIGATION SYSTEM SHALL BE DESIGNED TO MEET SOUTH BAY WATER RECYCLING PROGRAM REQUIREMENTS FOR FUTURE RECLAIMED WATER SYSTEM.

9. TURF IRRIGATION: OVERHEAD IRRIGATION SHALL NOT BE LOCATED WITHIN 24" OF ANY NON-PERMEABLE SURFACE PER MHMC 18.148.100(A)(1)(u). IRRIGATION WITHIN THE SETBACK FROM NON-PERMEABLE SURFACES SHALL BE DRIP. EXCEPTIONS TO THE SETBACK RESTRICTIONS INCLUDE:
- THE LANDSCAPE AREA IS ADJACENT TO PERMEABLE SURFACING AND NO RUNOFF OCCURS; OR
- THE ADJACENT NON-PERMEABLE SURFACES ARE DESIGNED AND CONSTRUCTED TO DRAIN ENTIRELY TO LANDSCAPING; OR
- THE IRRIGATION DESIGNER SPECIFIES AN ALTERNATIVE DESIGN OR TECHNOLOGY, AS PART OF THE LANDSCAPE DOCUMENTATION PACKAGE AND CLEARLY DEMONSTRATES STRICT ADHERENCE TO IRRIGATION SYSTEM DESIGN CRITERIA IN SECTION 18.148.100A.1. PREVENTION OF OVERSPRAY AND RUNOFF MUST BE CONFIRMED DURING THE IRRIGATION AUDIT.

GENERAL IRRIGATION NOTES

1. THE IRRIGATION PLAN IS DIAGRAMMATIC: ALL IRRIGATION EQUIPMENT SHOWN WITHIN PAVED AREAS IS FOR DESIGN CLARIFICATION ONLY AND SHALL BE INSTALLED IN PLANTING AREAS. ALL VALVES AND SYSTEM EQUIPMENT SHALL BE LOCATED IN SHRUB AREAS WHEREVER POSSIBLE.
2. THE IRRIGATION SYSTEM SHALL BE INSTALLED BY A LICENSED CONTRACTOR IN CONFORMANCE WITH ALL APPLICABLE STATE AND LOCAL CODES/ORDINANCES. THE CONTRACTOR SHALL OBTAIN AND PAY FOR ALL REQUIRED PERMITS AND FEES RELATED TO HIS WORK ON THE PROJECT.
3. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO FAMILIARIZE HIMSELF WITH GRADE DIFFERENCES AND WITH ALL LOCATIONS OF STRUCTURES, UTILITIES, AND FENCES. THE CONTRACTOR SHALL COORDINATE HIS WORK WITH OTHERS FOR THE LOCATION AND INSTALLATION OF PIPE SLEEVES AND LATERAL LINES THROUGH FOOTINGS, UNDER PAVING, ETC. THE CONTRACTOR SHALL REPAIR ANY DAMAGE CAUSED BY HIS WORK AT NO ADDITIONAL COST TO THE OWNER.
4. DO NOT WILLFULLY INSTALL THE SPRINKLER SYSTEM AS SHOWN WHEN IT IS OBVIOUS IN THE FIELD THAT UNKNOWN OBSTRUCTIONS, GRADE DIFFERENCES, OR DIFFERENCES IN AREA DIMENSIONS EXIST THAT MAY NOT HAVE BEEN CONSIDERED IN THE ENGINEERING. SUCH DISCREPANCIES SHOULD BE BROUGHT TO THE ATTENTION OF THE LANDSCAPE ARCHITECT. IN THE EVENT THAT THIS NOTIFICATION IS NOT PERFORMED, THE CONTRACTOR SHALL ASSUME RESPONSIBILITY FOR ANY NECESSARY REVISIONS.
5. THE SPRINKLER SYSTEM DESIGN IS BASED ON THE MINIMUM PRESSURE AND THE MAXIMUM FLOW DEMAND AS STATED ON THE DRAWINGS FOR EACH POINT OF CONNECTION. THE IRRIGATION CONTRACTOR SHALL VERIFY STATIC WATER PRESSURE, SERVICE LINE SIZE, AND WATER METER SIZE PRIOR TO CONSTRUCTION. ANY DISCREPANCIES BETWEEN THE ACTUAL WATER PRESSURE, SERVICE SIZE, AND METER SIZE WITH THAT INDICATED ON THE DRAWINGS IS TO BE IMMEDIATELY REPORTED TO THE OWNER'S REPRESENTATIVE AS WELL AS THE LANDSCAPE ARCHITECT PRIOR TO BEGINNING WORK.
6. ALL PIPE SIZES SHALL CONFORM TO THOSE SHOWN ON THE DRAWINGS. LATERAL PIPE NOT SIZED ON DRAWINGS AND DOWNSTREAM OF 1" PIPE SHALL BE 3/4" SIZE. NO SUBSTITUTIONS OF SMALLER PIPE SHALL BE PERMITTED. HOWEVER, SUBSTITUTIONS FOR LARGER PIPE SIZES MAY BE APPROVED.
7. ALL MAINLINE PIPING AND CONTROL WIRES UNDER PAVING OR WALLS SHALL BE INSTALLED IN SEPARATE SLEEVES. MAINLINE SLEEVES SHALL BE A MINIMUM OF TWICE (2x) THE DIAMETER OF THE PIPE TO BE SLEEVED. CONTROL WIRE SLEEVES SHALL BE OF SUFFICIENT SIZE (MINIMUM 1" SIZE) FOR THE REQUIRED NUMBER OF WIRES UNDER PAVING.
8. ALL EXCAVATIONS ARE TO BE BACKFILLED TO 85% COMPACTION (95% UNDER PAVING) UNLESS OTHERWISE NOTED.
9. THE CONTRACTOR SHALL REVIEW AND VERIFY THE LOCATION AND TYPE OF ELECTRICAL POWER SOURCE IN THE FIELD WITH THE OWNER'S REPRESENTATIVE AND THE IRRIGATION DRAWINGS. ANY DISCREPANCIES MUST BE REPORTED TO BOTH THE OWNER'S REPRESENTATIVE AND THE LANDSCAPE ARCHITECT. THE CONTRACTOR SHALL OBTAIN THE APPROVAL OF ALL CONTROLLER LOCATIONS PRIOR TO INSTALLATION AND SHALL MAKE THE FINAL CONNECTION FROM THE ELECTRICAL SOURCE TO THE CONTROLLER(S).
10. IRRIGATION CONTROL WIRE SHALL BE #14-1, U.L. APPROVED FOR DIRECT BURIAL. COMMON WIRE SHALL BE WHITE IN COLOR AND PILOT WIRES SHALL BE A COLOR OTHER THAN WHITE.
11. ALL WIRE SPLICES SHALL BE MADE WITHIN VALVE BOXES. SPLICES SHALL BE MADE WITH A COPPER CRIMP-TYPE CONNECTOR AND INSTALLED WITHIN '3M' #DBY SEALING PACK, OR APPROVED EQUAL.
12. ALL SPRINKLERS SHALL BE SET PERPENDICULAR TO FINISH GRADE UNLESS OTHERWISE SPECIFIED. THE CONTRACTOR SHALL FLUSH AND ADJUST ALL SPRINKLER HEADS, NOZZLES, AND VALVES FOR OPTIMUM COVERAGE WITH MINIMAL OVERSPRAY ONTO PAVING, WALKS, WALLS, FENCES, ETC.
13. IRRIGATION EQUIPMENT NOT OTHERWISE DETAILED OR SPECIFIED SHALL BE INSTALLED ACCORDING TO THE MANUFACTURER'S RECOMMENDATIONS AND SPECIFICATIONS.
14. THE CONTRACTOR SHALL GUARANTEE THAT THE IRRIGATION SYSTEM IS FREE FROM DEFECTS IN MATERIALS AND WORKMANSHIP FOR A PERIOD OF ONE YEAR AFTER FINAL ACCEPTANCE OF WORK. THE CONTRACTOR SHALL REPAIR OR REPLACE ANY DEFECTIVE MATERIALS OR WORK AT NO ADDITIONAL COST TO THE OWNER.
15. THE CONTRACTOR SHALL PROVIDE THE OWNER WITH AN ACCURATE AS-BUILT SET OF IRRIGATION DRAWINGS PRIOR TO FINAL ACCEPTANCE OF THE WORK. THE AS-BUILT DRAWINGS SHALL BE DELINEATED ON REPRODUCIBLE MATERIALS TO BE SUPPLIED BY THE LANDSCAPE ARCHITECT.
16. SUBMITTAL OF A CERTIFICATE OF COMPLETION TO THE CITY IS REQUIRED PRIOR TO FINAL ACCEPTANCE PER MORGAN HILL MUNICIPAL CODE 18.148.120. AN IRRIGATION AUDIT AND SOILS ANALYSIS SHALL BE SUBMITTED AS PART OF THE CERTIFICATE OF COMPLETION.

HYDROZONE LEGEND

- TREES, SHRUBS & GROUNDCOVERS - DRIP IRR SOUTH/ WEST EXPOSURE
- TREES, SHRUBS & GROUNDCOVERS - DRIP IRR NORTH/ EAST EXPOSURE
- TURF AREAS - MP ROTATOR SPRAY

LANDSCAPE AREA

PLANTING TYPE	IRRIGATION TYPE	SQUARE FOOTAGE	PERCENT OF LANDSCAPE
TREES, SHRUBS & GROUNDCOVERS	DRIP	41,829 SF	94%
TURF	MP ROTATOR	2,643 SF	6%
TOTAL LANDSCAPE AREA		**44,472 SF**	**100%**

WATER EFFICIENT LANDSCAPE WORKSHEET

MAXIMUM APPLIED WATER ALLOWANCE

THE MAXIMUM APPLIED WATER ALLOWANCE (MAWA) IN GALLONS PER YEAR IS BASED ON THE FOLLOWING FORMULA:

MAWA = (ETo) (0.62) [(ETAF x LA) + ((1-ETAF) X SLA)]

ETo = ANNUAL EVAPOTRANSPIRATION RATE (IN/YEAR)
ETAF = ET ADJUSTMENT FACTOR (.45 NON RESIDENTIAL ; .55 RESIDENTIAL)
LA = TOTAL LANDSCAPE AREA (SQUARE FEET)
0.62 = CONVERSION FACTOR (TO GALLONS/SQUARE FOOT)
SLA = SPECIAL LANDSCAPE AREA (SQUARE FEET)

ESTIMATED TOTAL WATER USE

THE ESTIMATED TOAL WATER USE (ETWU) IS THE SUM TOTAL OF ESTIMATED WATER USE FOR EACH HYDROZONE IN GALLONS PER YEAR AND IS BASED ON THE FOLLOWING FORMULA:

ETWU = (ETo) (0.62) (ETAF) (HA)

ETo = ANNUAL EVAPOTRANSPIRATION RATE (IN/YEAR)
HA = HYDROZONE AREA (SQUARE FEET)
0.62 = CONVERSION FACTOR (TO GALLONS/SQUARE FOOT)

REFERENCE EVAPOTRANSPIRATION (ETo) 49.5

HYDROZONE NUMBER	WATER USE (WUCOLS IV)	PLANTING DESCRIPTION	PLANT FACTOR (PF)	IRRIGATION METHOD	IRRIGATION EFFICIENCY (IE)	ETAF (PF / IE)	LANDSCAPE AREA (SQ. FT.)	ETAF x AREA	ESTIMATED TOTAL WATER USE (ETWU)
REGULAR LANDSCAPE AREAS									
1	LOW	SHRUBS	0.2	DRIP	0.81	0.2	41,829	10,328	316,971
2	HIGH	TURF	0.7	LV SPRAY	0.75	0.9	2,643	2,467	75,706
3	LOW	TREES	0.2	DRIP	0.81	0.2	805	199	6,100
4	MOD	TREES	0.4	DRIP	0.81	0.5	2,534	1,251	38,404
				(LV = LOW VOLUME)		TOTALS	(A) 47,811	(B) 14,245	437,181
SPECIAL LANDSCAPE AREA (SLA)									
N/A	N/A	N/A	N/A	N/A	N/A	N/A	1	0	0
						TOTALS	(C) 0 SQ. FT.	(D) 0	0

ETWU TOTAL	437,181
MAXIMUM APLIED WATER ALLOWANCE (MAWA)	660,294

ETAF CALCULATIONS

REGULAR LANDSCAPE AREAS		
TOTAL ETAF X AREA	(B)	14,245
TOTAL AREA	(A)	47,811
AVERAGE ETAF	(B) / (A)	0.45

ALL LANDSCAPE AREAS		
TOTAL ETAF X AREA	(B+D)	14,245
TOTAL AREA	(A+C)	47,811
SITEWIDE ETAF	(B+D) / (A+C)	0.45

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MORGAN HILL TOWNHOMES

Morgan Hill, California

HYDROZONE PLAN

CONCEPTUAL PHASE
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0' 15' 30' 60'
SCALE: 1" = 30'-0"
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L-4
Project No. 04221

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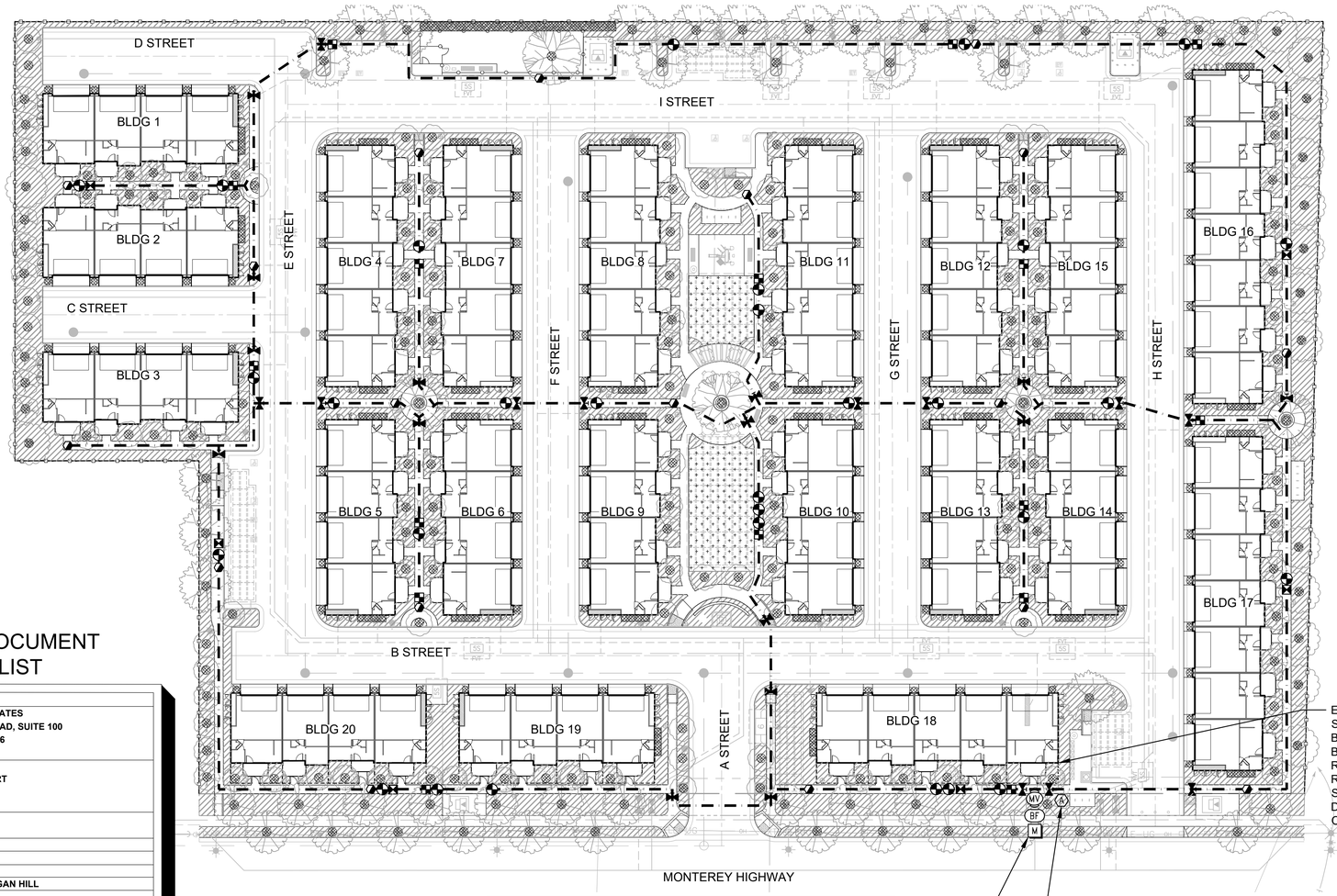

EXTERIOR MOUNT WIRELESS SOLAR SENSOR. SENSOR MUST BE LOCATED AT TOP EDGE OF BUILDING WHERE IT WILL RECEIVE UNOBSTRUCTED RAINFALL & UNOBSTRUCTED SOLAR EXPOSURE. FIELD DETERMINE LOCATION FOR OPTIMAL PERFORMANCE.

IRRIGATION EQUIPMENT LEGEND

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION
	RAIN BIRD PESB 1", 1-1/2", 2" PLASTIC INDUSTRIAL VALVES. LOW FLOW OPERATING CAPABILITY, GLOBE CONFIGURATION. WITH SCRUBBER TECHNOLOGY FOR RELIABLE PERFORMANCE IN DIRTY WATER IRRIGATION APPLICATIONS.
	RAIN BIRD 44-LRC 1" BRASS QUICK-COUPLING VALVE, WITH CORROSION-RESISTANT STAINLESS STEEL SPRING, LOCKING THERMOPLASTIC RUBBER COVER, AND 2-PIECE BODY IN VALVE BOX WITH LOCKING COVER.
	NIBCO T-113 CLASS 125 BRONZE GATE SHUT OFF VALVE WITH WHEEL HANDLE, SAME SIZE AS MAINLINE PIPE DIAMETER AT VALVE LOCATION. SIZE RANGE - 3/4" - 3"
MV	**HUNTER ICV-G-FS** WITH FLOW-SYNC SENSOR 1-1/2" PLASTIC ELECTRIC MASTER VALVE, GLOBE CONFIGURATION, WITH NPT THREADED INLET/OUTLET, WITH FILTER SENTRY.
BF	**FEBCO 825Y 1-1/2"** REDUCED PRESSURE BACKFLOW PREVENTER. PAINT GREEN.
A	**HUNTER ACC** W/ SOLAR SYNC & RAIN-CLIK 12 TO 99 STATION OUTDOOR MODULAR IRRIGATION CONTROLLER. HIGH-END COMMERCIAL USE. METAL PEDESTAL.
M	WATER METER 1"
	IRRIGATION LATERAL LINE: PVC CLASS 200 SDR 21 SIZE RANGE: 3/4" TO 1 1/2"
	IRRIGATION MAINLINE: PVC SCHEDULE 40 SIZE RANGE: 3/4" TO 2"
	PIPE SLEEVE: CPVC SCHEDULE 40 PIPE & WIRE SLEEVING UNDER ALL PAVING. 2" MINIMUM SIZE OR TWICE THE SIZE OF PIPE TO BE SLEEVED, WHICHEVER IS GREATER.

TURF SPRAY LEGEND

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION
	HUNTER MP1000, MP2000 & MP3000 PROS-04-PRS40-CV TURF ROTATOR, 4" POP-UP WITH CHECK VALVE, PRESSURE REGULATED TO 40 PSI (DESIGN OPERATING PRESSURE), MP ROTATOR NOZZLE ON PRS40 BODY. MP1000 (8'-15' RADIUS), MP2000 (13'-21' RADIUS), MP3000 (22'-30' RADIUS). APPLICATION RATE: 0.45 - 0.48 IN/HR

DRIP & BUBBLER LEGEND

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION
	HUNTER ICZ-101-25 DRIP CONTROL ZONE KIT. 1" ICV GLOBE VALVE WITH 1" HY100 FILTER SYSTEM. PRESSURE REGULATION: 25PSI. FLOW RANGE: 2 GPM TO 20 GPM. 150 MESH STAINLESS STEEL SCREEN.
	HUNTER ICZ-151-40 DRIP CONTROL ZONE KIT. 1-1/2" ICV GLOBE VALVE WITH 1" HY100 FILTER SYSTEM. PRESSURE REGULATION: 40PSI. FLOW RANGE: 20 GPM TO 60 GPM. 120 MESH STAINLESS STEEL SCREEN.
	AREA TO RECEIVE BUBBLERS **RAIN BIRD RWS-B-C** ROOT WATERING SYSTEM WITH 4.0" DIAMETER X 36.0" LONG WITH LOCKING GRATE, SEMI-RIGID MESH TUBE, AND CHECK VALVE. RAIN BIRD BUBBLER 1402 0.5 GPM. (2) BUBBLERS PER 15 GAL TREE & 24" BOX TREE (4) BUBBLERS PER 48" BOX TREE
	AREA TO RECEIVE DRIPLINE **RAIN BIRD XFS-CV-06-18** XFS-CV SUB-SURFACE LANDSCAPE DRIPLINE WITH A HEAVY-DUTY 4.3 PSI CHECK VALVE. 0.6 GPH EMITTERS AT 18" O.C. DRIPLINE LATERALS SPACED AT 18" APART, WITH EMITTERS OFFSET FOR TRIANGULAR PATTERN. GREAT FOR ELEVATION CHANGE. SPECIFY XF INSERT FITTINGS.

MWELO LANDSCAPE DOCUMENT PACKAGE CHECKLIST

DATE:	**FEBRUARY 2022**
PROJECT APPLICANT:	**VANDERTOOLEN ASSOCIATES 700 YGNACIO VALLEY ROAD, SUITE 100 WALNUT CREEK, CA 94596 (925) 274-1305**
PROPERTY OWNER:	**DENOVA HOMES, INC. 1500 WILLOW PASS COURT CONCORD, CA 94520 (925) 605-9304**
PROJECT ADDRESS:	**19380 MONTEREY ROAD MORGAN HILL, CA 95037**
PROJECT ASSESSOR'S PARCEL #	**APN 726-42-001, 002**
TOTAL LANDSCAPE AREA:	**44,472 SQUARE FEET**
PROJECT TYPE:	**NEW; PRIVATE**
WATER SUPPLY:	**POTABLE - CITY OF MORGAN HILL**
WATER METER:	**SIZE = 1"**
MWELO LANDSCAPE WORKSHEET:	**SEE SHEET L-5 FOR HYDROZONE INFORMATION TABLE & WATER BUDGET CALCULATIONS (MAWA & ETWU)**
SOIL MANAGEMENT REPORT:	**SUBMITTAL OF SOIL ANALYSIS & AMENDMENT RECOMMENDATIONS FOLLOWING MASS GRADING AS PART OF THE CERTIFICATE OF COMPLETION. MHMC 18.148.070**
LANDSCAPE DESIGN PLAN:	**SEE SHRUB PLAN SHEET L-3**
IRRIGATION DESIGN PLAN:	**SEE IRRIGATION PLAN SHEETS L-4 TO L-5**
LANDSCAPE AUDIT REPORT:	**SUBMITTED UPON COMPLETION OF LANDSCAPE INSTALLATION**
GRADING DESIGN PLAN:	**SEE CIVIL'S PRELIMINARY SB330 APPLICATION PLANS PREPARED BY RJA.**

IRRIGATION POINT OF CONNECTION (POC) 'A'

WATER POINT OF CONNECTION:
2" SERVICE LINE AND 1" WATER METER PROVIDED BY OTHERS. REFER TO CIVIL ENGINEER'S PLANS AND/OR JOINT UTILITY PLANS FOR COORDINATION OF SIZES AND LOCATIONS.

IRRIGATION DESIGN IS BASED ON A MINIMUM STATIC WATER PRESSURE OF 80 P.S.I. AT THE POINT OF CONNECTION AND A MAXIMUM FLOW RATE OF 36 G.P.M.

VERIFY THE ACCURACY OF ALL INFORMATION IN THE FIELD PRIOR TO BEGINNING ANY WORK. NOTIFY OWNER AND LANDSCAPE ARCHITECT OF ANY DISCREPANCIES.

IRRIGATION CONTROLLER 'A'

ELECTRICAL POINT OF CONNECTION:
120 VOLT POWER FOR IRRIGATION CONTROLLERS.

IRRIGATION LAYOUT NOTE:

THE IRRIGATION PLAN IS DIAGRAMMATIC. ALL IRRIGATION EQUIPMENT SHOWN WITHIN PAVED AREAS IS FOR DESIGN CLARIFICATION ONLY AND SHALL BE INSTALLED IN THE PLANTING AREAS. ALL VALVES AND SYSTEM EQUIPMENT SHALL BE LOCATED IN PLANTING AREAS.
CONTRACTOR SHALL INSTALL MAINLINE AND LATERALS CLEAR OF JOINT TRENCH PER CODE.

NOTE: SEE SHEET L-4 FOR HYDROZONE PLAN, IRRIGATION CONCEPT STATEMENT, NOTES AND WATER EFFICIENT LANDSCAPE WORKSHEET.

I AGREE TO COMPLY WITH THE REQUIREMENTS OF THE WATER EFFICIENT LANDSCAPE ORDINANCE AND SUBMIT A COMPLETE LANDSCAPE DOCUMENTATION PACKAGE. MHMC 18.148.060

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MORGAN HILL TOWNHOMES

Morgan Hill, California

IRRIGATION PLAN
CONCEPTUAL PHASE
FEBRUARY 2022

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TREES

ARBUTUS 'MARINA'

LAURUS 'SARATOGA'

PISTACIA C. 'KEITH DAVEY'

THUJA O. 'EMERALD'

LAGERSTROEMIA SPP.

PLATANUS A. 'COLUMBIA'

GINKGO B. 'PRINCETON SENTRY'

ACER RUBRUM 'ARMSTRONG'

CARPINUS BETULUS 'FRANS FONTAINE'

LARGE & MEDIUM SHRUBS

SALVIA C. 'WINNIFRED GILMAN'

DODONEA V. 'PURPUREA'

CISTUS SPP.

DIETES VEGETA

CALLISTEMON V. 'LITTLE JOHN'

NANDINA DOMESTICA

RHAPHIOLEPIS SPP.

NEPETA 'SIX HILLS GIANT'

PHORMIUM SPP.

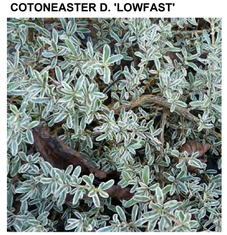
SMALL SHRUBS AND GROUNDCOVERS

PENSTEMON 'MARGARITA BOP'

COTONEASTER D. 'LOWFAST'

SCAEVOLA A. 'MAUVE CLUSTERS'

ANIGOZANTHOS SPP.


COPROSMA X. KIRKII

ERIGERON KARVINSKIANUS

GRASSES

CAREX TUMULICOLA

FESTUCA MAIREI

LEYMUS C. 'CANYON PRINCE'

LOMONDRA L. 'LIME TUFF'

CHONDROPETALUM TECTORUM

MUHLENBERGIA CAPILLARIS

PROPOSED PLANT PALETTE

SYMBOL	BOTANICAL NAME	COMMON NAME	WATER USE	NATIVE/ ADAPTIVE	SIZE	SPACING	QTY
	TREES						
	ARBUTUS 'MARINA'	MADRONE	L	A	15 GAL	N/A	15
	CARPINUS B. 'FRANS FONTAINE'	HORNBEAM	M	A	15 GAL	N/A	34
	*CELTIS SINENSIS	CHINESE HACKBERRY	M	A	24" BOX	N/A	25
	CERCIS CANADENSIS	EASTERN REDBUD	M	A	15 GAL	N/A	17
	GINKGO B. 'PRINCETON SENTRY'	MAIDENHAIR TREE	M	A	15 GAL	N/A	16
	*LAGERSTROEMIA I. 'TUSCARORA'	CRAPE MYRTLE	L	A	24" BOX	N/A	27
	LAURUS 'SARATOGA'	SARATOGA SWEET BAY	L	A	15 GAL	N/A	53
	*PISTACIA C. 'KEITH DAVEY'	CHINESE PISTACHE	L	A	24" BOX	N/A	21
	PODOCARPUS M. 'MAKI'	SHRUBBY YEW PINE	M	A	15 GAL	N/A	241
	QUERCUS RUBRA	RED OAK	M	A	48" BOX	N/A	5
	THUJA O. 'EMERALD'	AMERICAN ARBORVITAE	M	A	15 GAL	N/A	22
	* REPLACEMENT TREE. SEE NOTE 2 BELOW FOR FURTHER DETAIL.						
	LARGE/SCREEN SHRUBS						
	ARCTOSTAPHYLOS SP.	MANZANITA	L	N	5 GAL	4' O.C.	
	DODONEA V. 'PURPUREA'	PURPLE LEAFED HOPSEED BUSH	L	N	5 GAL	5' O.C.	
	GREVILLEA 'NOELLII'	GREVILLEA	L	A	5 GAL	4' O.C.	
	LEUCADENDRON 'JESTER'	CONEBUSH	L	A	5 GAL	4' O.C.	
	LOROPETALUM C. 'RAZZELBERRY'	CHINESE FRINGE FLOWER	L	A	5 GAL	4' O.C.	
	ROMNEYA COULTERI	MATILIJA POPPY	VL	N	5 GAL	8' O.C.	
	ROSMARINUS O. 'TUSCAN BLUE'	ROSEMARY	L	A	5 GAL	5' O.C.	
	WESTRINGIA FRUTICOSA	COAST ROSEMARY	L	A	5 GAL	5' O.C.	
	XYLOSMA C. 'COMPACTA'	DWARF XYLOSMA	L	A	5 GAL	3' O.C.	
	MEDIUM SHRUBS						
	CALLISTEMON V. 'LITTLE JOHN'	DWARF BOTTLEBRUSH	L	A	5 GAL	3' O.C.	
	CISTUS SPP.	ROCKROSE	L	A	5 GAL	4' O.C.	
	CORREA PULCHRA 'DUSTY BELLS'	AUSTRALIAN FUSCHIA	L	A	5 GAL	4' O.C.	
	DIETIES VEGETA	FORTNIGHT LILY	L	A	1 GAL	3' O.C.	
	NANDINA D. 'GULF STREAM'	GULF STREAM NANDINA	L	A	5 GAL	3' O.C.	
	NEPETA 'SIX HILLS GIANT'	CAT MINT	L	A	5 GAL	4' O.C.	
	PHORMIUM SPP.	NEW ZEALAND FLAX	L	A	5 GAL	3' O.C.	
	RHAPHIOLEPIS I. 'PINKIE'	INDIAN HAWTHORNE	L	A	5 GAL	4' O.C.	
	SALVIA LEUCANTHA	MEXICAN BUSH SAGE	L	A	5 GAL	4' O.C.	
	SALVIA C. 'WINNIFRED GILMAN'	BLUE SAGE	L	N	5 GAL	5' O.C.	
	TEUCRIUM F. 'COMPACTUM'	GERMANDER	L	A	5 GAL	4' O.C.	
	SMALL SHRUBS						
	ANIGOZANTHOS SPP.	KANGAROO PAW	L	A	1 GAL	2' O.C.	
	BULBINE FRUTESCENS	BULBINE	L	A	1 GAL	2' O.C.	
	KNIPHOFIA UVARIA	RED HOT POKER	L	A	1 GAL	2' O.C.	
	NANDINA D. 'FIRE POWER'	FIRE POWER NANDINA	L	A	1 GAL	3' O.C.	
	PENSTEMON H. 'MAGARITA BOP'	PENSTEMON	L	N	1 GAL	3' O.C.	
	GROUNDCOVERS						
	CEANOTHUS G. 'YANKEE POINT'	YANKEE POINT CEANOTHUS	L	N	1 GAL	2' O.C.	
	COPROSMA X. KIRKII	COPROSMA	L	A	1 GAL	2' O.C.	
	COTONEASTER D. 'LOWFAST'	BEARBERRY COTONEASTER	L	A	1 GAL	2' O.C.	
	ERIGERON KARVINSKIANUS	SANTA BARBARA DAISY	L	A	1 GAL	2' O.C.	
	MYOPORUM PARVIFOLIUM	MYOPORUM	L	A	1 GAL	4' O.C.	
	SCAEVOLA A. 'MAUVE CLUSTERS'	FAIRY FAN FLOWER	L	A	1 GAL	2' O.C.	
	SOLLYA HETEROPHYLLA	AUSTRALIAN BLUEBELL CREEPER	L	A	1 GAL	2' O.C.	
	GRASSES						
	CAREX TUMULICOLA	BERKELEY SEDGE	L	N	1 GAL	2' O.C.	
	CHONDROPETALUM TECTORUM	CAPE RUSH	L	A	1 GAL	3' O.C.	
	FESTUCA MAIREI	ALTAS FESCUE	L	A	1 GAL	2' O.C.	
	LEYMUS C. 'CANYON PRINCE'	GIANT RYE GRASS	L	N	1 GAL	3' O.C.	
	LOMANDRA LONGIFOLIA 'LIME TUFF'	DWARF MAT RUSH	L	A	1 GAL	3' O.C.	
	MUHLENBERGIA CAPILLARIS	PINK MUHLY GRASS	L	A	1 GAL	3' O.C.	
	TURF						
	RHIZOMATOUS TALL FESCUE (RTF)	SELF-HEALING TURF	H	A	SOD		

TOTALS

15 GAL = 400 TOTAL TREES (83%)

24" BOX = 75 TOTAL TREES (16%)

48" BOX = 5 TOTAL TREES (1%)

NOTES:

1. LANDSCAPE WILL UTILIZE LOW WATER USE PLANT MATERIALS, HYDRO ZONING AND EMPLOY WATER EFFICIENT LOW VOLUME DRIP AND SPRAY IRRIGATION AND SMART CONTROLLERS, SEE L-4 FOR HYDROZONE PLAN AND WATER USE CALCULATIONS AND L-5 FOR IRRIGATION PLAN.
2. REFER TO EXISTING CONDITIONS AND DEMOLITION PLAN, SHEET PA-02 OF CIVIL ENGINEER'S PLANS; FOR EXISTING TREES TO BE REMOVED. EXISTING TREES TO BE REPLACED AT 2:1 RATIO. REPLACEMENT TREES SHALL BE MINIMUM 24" BOX. ALL REPLACEMENT TREES WITHIN PUBLIC RIGHT OF WAY MUST COMPLY WITH THE CITY'S MASTER STREET TREE PLAN ADOPTED BY CITY COUNCIL ON MARCH 6, 2019.

DeNova Homes
Building a Better Community
1500 WILLOW PASS COURT
CONCORD, CALIFORNIA 94520
(925)685-0110

MORGAN HILL TOWNHOMES
Morgan Hill, California

PLANT IMAGERY AND PROPOSED PLANT PALETTE
CONCEPTUAL PHASE
FEBRUARY 2022

vanderToolen Associates
700 Ygnacio Valley Road
Suite 100
Walnut Creek, CA 94596
tel: 925.274.1300
www.vandertoolen.com

L-6
Project No. 04221

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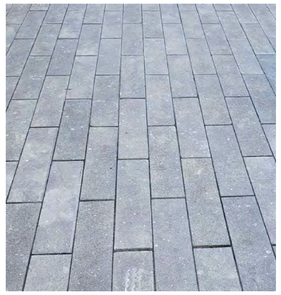
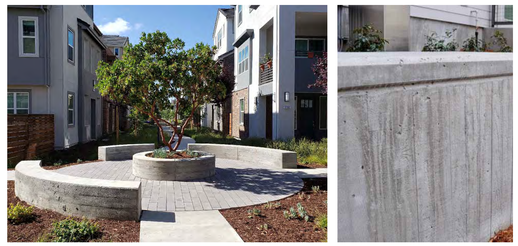
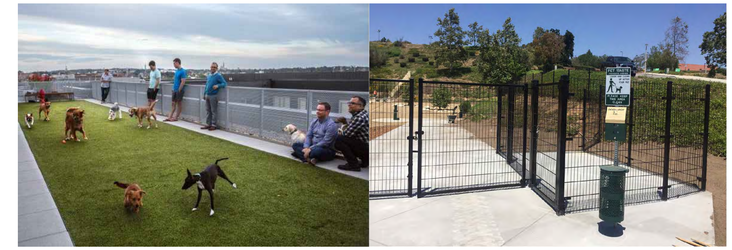


A DECORATIVE PAVING
RUNNING BOND PATTERN
COLOR: DARK GRAY



B CURVED CONCRETE SEATWALL
VERTICAL BOARD FORMED TEXTURE
COLOR: NATURAL GRAY

C LOW FENCE AT FRONTAGE UNITS
3' HIGH WOOD FRAMED WELDED WIRE



D DOG PARK
TIER 2 AMENITY; 5' HIGH WELDED WIRE NO-CLIMB FENCE
COLOR: BLACK

E PERIMETER FENCE
6' HIGH WOOD GOOD NEIGHBOR FENCE

F EXERCISE STRUCTURE
TIER 3 AMENITY; MINIMUM 5 ACTIVITIES
COLOR: MIX OF SLATE GRAY, GREEN, BLUE & YELLOW

G CURVED METAL TRELLIS
TIER 2 AMENITY - (1) TOTAL
COLOR: SLATE GRAY FRAME

H COVERED BICYCLE PARKING
(3) TOTAL
COLOR: SLATE GRAY FRAME

I POST TOP LIGHT & BOLLARD
STERNBERG LIGHTING - 'MILLENIA' FAMILY
COLOR: GUN METAL MATTE

J CLUSTER MAILBOX
(5) 16-UNIT & (1) 13-UNIT
COLOR: BLACK

K BIKE RACK
(13) TOTAL RACKS - (26) TOTAL SPACES
COLOR: SLATE

L BENCH
TIER 1 AMENITY - (4) TOTAL
COLOR: SLATE FRAME & ALUMINUM SLATS

M PICNIC TABLE
TIER 1 AMENITY - (4) TOTAL
COLOR: SLATE FRAME & ALUMINUM SLATS

N TRASH & RECYCLING RECEPTACLE
(3) TOTAL
COLOR: SLATE LID & ALUMINUM BODY

NOTE: THE PROPOSED SITE AMENITY DESIGNS ARE CONCEPTUAL. SIMILARLY THEMED DESIGN, COLORS & MATERIALS MAY BE SELECTED BASED UPON PRODUCT AVAILABILITY AT TIME OF INSTALLATION.

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1500 WILLOW PASS COURT
CONCORD, CALIFORNIA 94520
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MORGAN HILL TOWNHOMES
Morgan Hill, California

SITE AMENITIES
CONCEPTUAL PHASE
FEBRUARY 2022

vanderToolen Associates
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L-7
Project No. 04221

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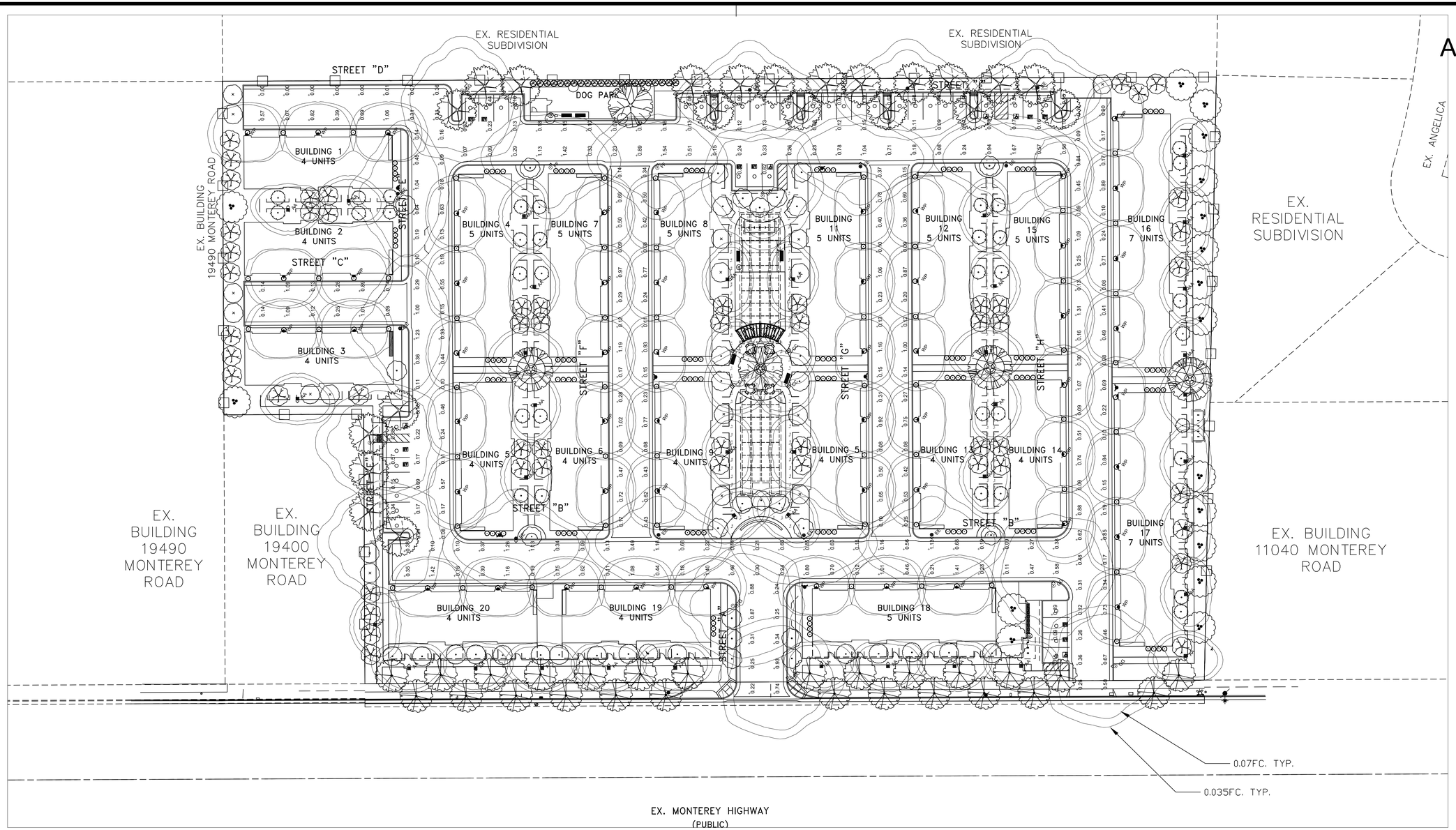


Luminaire Schedule - LED											
Project: MONTEREY ROAD - MORGAN HILL											
Symbol	Qty	Label	LLF	LLD	3K	DIM	Arrangement	Luminaire Lumens	Luminaire Watts	Description	Filename
	38	AA	0.810	0.900	0.900	1.000	Single	2339	38.5	STERNBERG 3-ML360-SV1-32L30T2-MDL03	ML360-SV1-32L45T2-MDL03.IES
	4	CC	0.810	0.900	0.900	1.000	Single	2202	38.4	STERNBERG 3-ML360-SV1-32L30T4-MDL03	ML360-SV1-32L45T4-MDL03.IES
	11	EE	0.423	0.900	0.940	0.500	Single	2439	26.2	STERNBERG ML660-12L30T2-MDL008-SV1 - 14' POLE (REDUCED 50%)	ML660-12L40T2-MDL008-SV1.IES
	2	FF	0.423	0.900	0.940	0.500	Single	2466	26.2	STERNBERG ML660-12L30T3-MDL008-SV1 - 14' POLE (REDUCED 50%)	ML660-12L40T3-MDL008-SV1.IES
	8	GG	0.423	0.900	0.940	0.500	Single	2298	26.2	STERNBERG ML660-12L30T4-MDL008-SV1 - 14' POLE (REDUCED 50%)	ML660-12L40T4-MDL008-SV1.IES
	54	WP	0.810	0.900	0.900	1.000	Single	1247	13	WILLIAMS VWMH-L10-730-EDD-INV-UNV @ 8'	VWMH-L10-740.IES

Calculation Summary							
Project: MONTEREY ROAD - MORGAN HILL							
Description	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
CENTER OPEN SPACE PATHWAYS	Illuminance	Fc	3.89	38.99	0.05	77.80	779.80
TYPICAL PATHWAY BETWEEN BUILDINGS	Illuminance	Fc	4.33	46.71	0.02	216.50	2336
STREET A	Illuminance	Fc	0.50	0.93	0.22	2.27	4.23
STREET B	Illuminance	Fc	0.52	1.42	0.09	5.78	15.78
STREET C	Illuminance	Fc	0.46	1.09	0.12	3.83	9.08
STREET D	Illuminance	Fc	0.25	1.06	0.00	N.A.	N.A.
STREET E	Illuminance	Fc	0.34	1.23	0.08	4.25	15.38
STREET F	Illuminance	Fc	0.44	1.19	0.08	5.50	14.88
STREET G	Illuminance	Fc	0.43	1.16	0.08	5.38	14.50
STREET H	Illuminance	Fc	0.42	1.31	0.08	5.25	16.38
STREET I	Illuminance	Fc	0.38	1.67	0.07	5.43	23.86

ALL VALUES SHOWN ARE MAINTAINED HORIZONTAL FOOTCANDLES AT GRADE

PHOTOMETRIC DATA USED AS INPUT FOR THESE CALCULATIONS IS BASED ON ESTABLISHED IES PROCEDURES AND PUBLISHED LAMP, RATINGS, FIELD PERFORMANCE WILL DEPEND ON ACTUAL LAMP, BALLAST, ELECTRICAL, AND SITE CHARACTERISTICS.

Calculations have been performed according to IES standards and good practice. Some differences between measured values and calculated results may occur due to tolerances in calculation methods, testing procedures, component performance, measurement techniques and field conditions such as voltage and temperature variations. Input data used to generate the attached calculations such as room dimensions, reflectances, furniture and architectural elements significantly affect the lighting calculations. If the real environment conditions do not match the input data, differences will occur between measured values and calculated values.

Associated Lighting Representatives, Inc.

ASSOCIATED LIGHTING REPRESENTATIVES, INC
7777 PARDEE LANE
P.O. BOX 2265
OAKLAND, CA 94621
PHONE: (510) 638-0158 - FAX (510) 638-2908

REPORT FOR: GIACALONE DESIGN SERVICES
BY: APPLICATIONS ENGINEERING; RAMON ZAPATA
SALES REPRESENTATIVE: ALR; JOHN BENSON

AGI32 VERSION 20.1
AGI (C) 2021 LIGHTING ANALYSTS, INC.
10268 W. CENTENNIAL ROAD, SUITE 202
LITTLETON, CO 80127

Lighting Analysts Illumination engineering software www.agi32.com

PROJECT DESCRIPTION
MONTEREY ROAD
CITY OF MORGAN HILL

DRAWING NO. / INPUT FILE
19584BEN.DWG / 19584BEN.A32

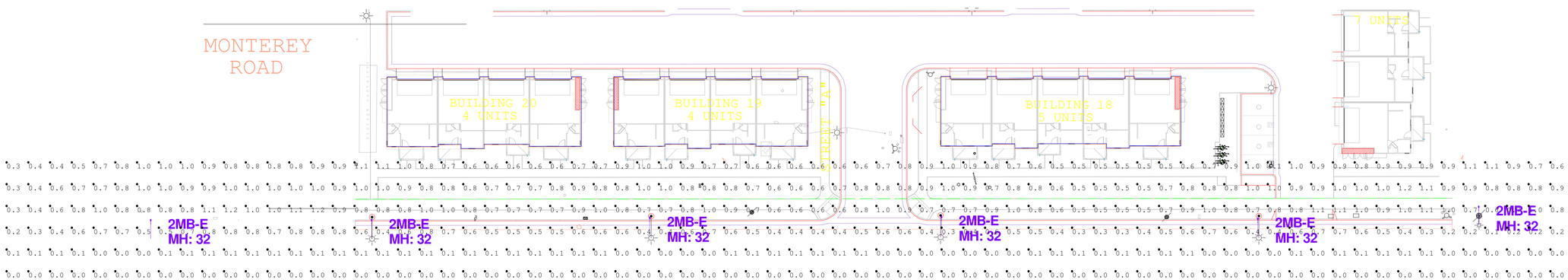
SCALE	SHEET	DATE	REV
1" = 30'	1 OF 1	12.15.2021	X

Luminaire Schedule							
Symbol	Qty	Label	Arrangement	LMF	Lum. Lumens	Lum. Watts	Part Number
	6	2MB-E	SINGLE	0.930	5686	86	STR-LWY-2MB-HT-05-E-UL-525-40K-UTL w/ XA-XSLBLS60

Calculation Summary (Footcandles calculated using predicted lumen values @ 50K hrs of operation)						
Label	Units	Avg	Max	Min	Avg/Min	Max/Min
Monteray Rd	Fc	0.49	1.2	0.0	N.A.	N.A.

****NOTE: EXISTING POLES***

*** CUSTOMER TO VERIFY ORDERING INFORMATION AND CATALOGUE NUMBER PRIOR TO PLACING ORDER ***



CREE LIGHTING
A COMPANY OF IDEAL INDUSTRIES, INC.
9201 Washington Ave, Racine, WI 53406 https://creelighting.com - (800) 236-6800

Illumination results shown on this lighting design are based on project parameters provided to Cree Lighting used inconjunction with luminaire test procedures conducted under laboratory conditions. Actual project conditions differing from these design parameters may affect field results. The customer is responsible for verifying dimensional accuracy along with compliance with any applicable electrical, lighting,or energy code.

Project Name: 21-294 19380 MONTEREY ROAD , MORGAN HILL

CASE # 00466856 | Footcandles calculated at grade | Filename: 211215MR1LJSR3.AGI

Layout By: LINDA SCHALLER

Date:1/4/2022

Scale 1" = 25'

0 50 100

Luminaire Schedule

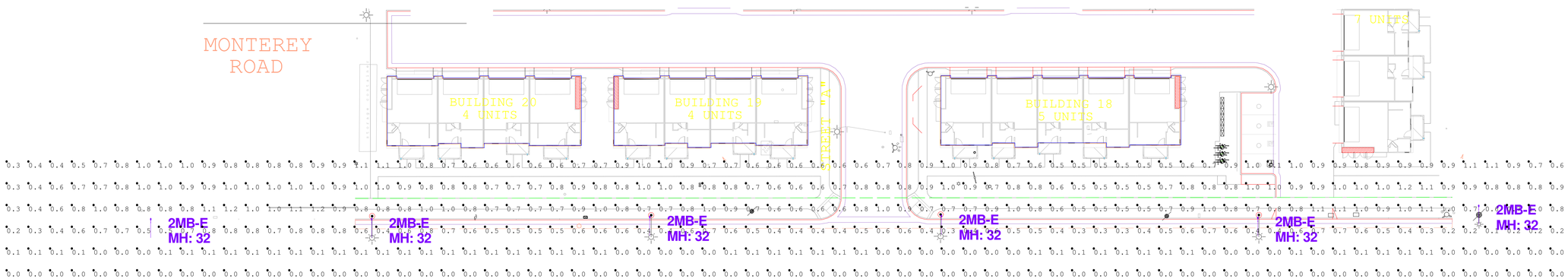
Symbol	Qty	Label	Arrangement	LMF	Lum. Lumens	Lum. Watts	Part Number
	6	2MB-E	SINGLE	0.930	5686	86	STR-LWY-2MB-HT-05-E-UL-525-40K-UTL w/ XA-XSLBLS60

Calculation Summary (Footcandles calculated using predicted lumen values @ 50K hrs of operation)

Label	Units	Avg	Max	Min	Avg/Min	Max/Min
Monteray Rd	Fc	0.49	1.2	0.0	N.A.	N.A.

****NOTE: EXISTING POLES***

*** CUSTOMER TO VERIFY ORDERING INFORMATION AND CATALOGUE NUMBER PRIOR TO PLACING ORDER ***



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Project Name: 21-294 19380 MONTEREY ROAD , MORGAN HILL

CASE # 00466856 | Footcandles calculated at grade | Filename: 211215MR1LJSR3.AGI

Layout By: LINDA SCHALLER

Date:1/4/2022

Scale 1" = 25'

0 50 100